

**SUTTON**  
REAL ESTATE COMPANY

**FOR SALE | LAND**

Cicero, New York 13039



## PROPERTY FEATURES

- 22 +/- acres of land available
- Zoned general commercial
- All utilities to site
- Great site for apartments/townhomes
- Located in one of the fastest growing areas
- Located on Route 31 and close to Route 11 with easy access to I-81

### CONTACT EXCLUSIVE AGENT:

**Kristen Nave**

*Real Estate Salesperson*

(M): 315.569.9907

[knave@suttoncos.com](mailto:knave@suttoncos.com)

### SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

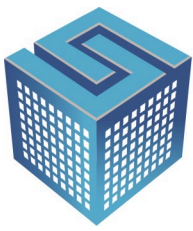
Syracuse, New York 13204

315.424.1111

[www.suttoncos.com](http://www.suttoncos.com)

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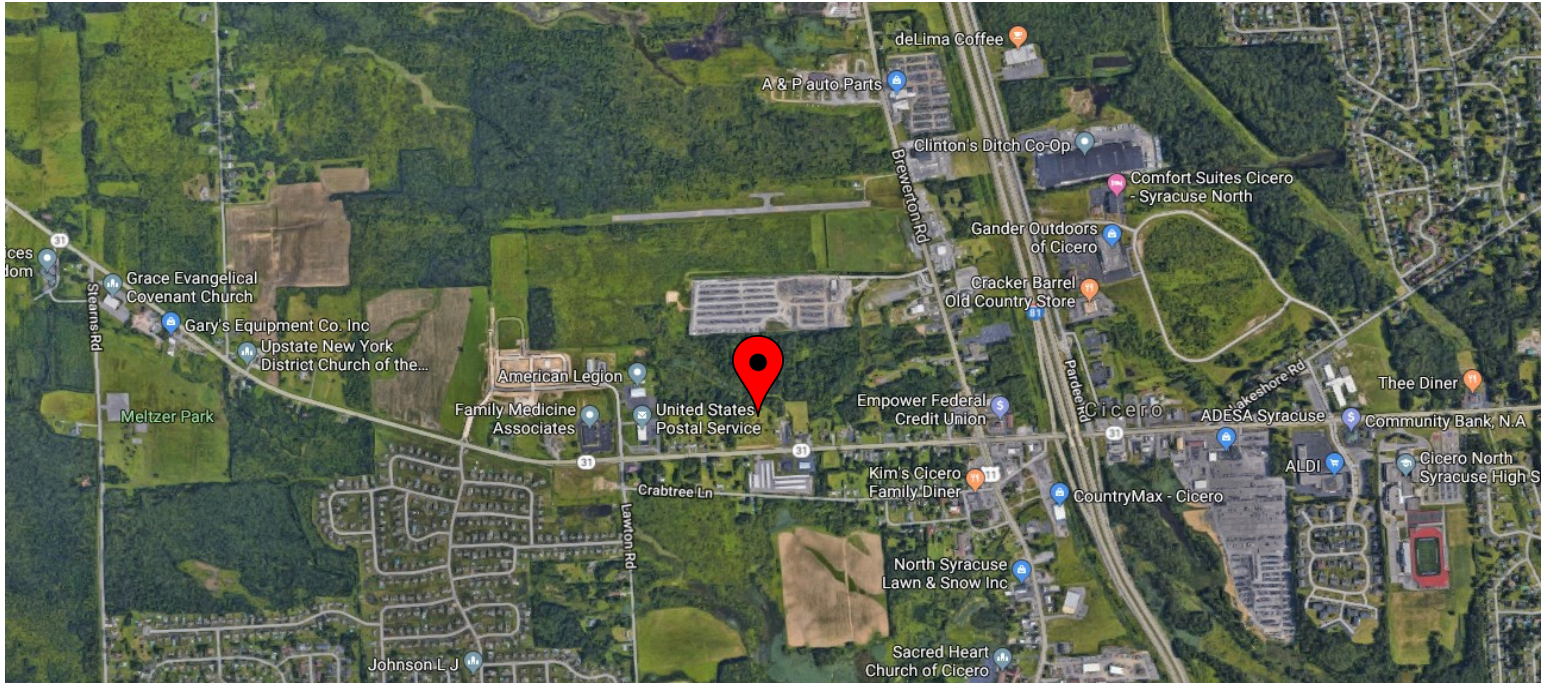




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## DEMOGRAPHICS

	1 Mile	5 Mile	10 Mile
<b>Population</b>	4,374	77,522	308,474
<b>Households</b>	1,598	30,879	125,636
<b>Median Household Income</b>	\$87,347	\$70,756	\$53,560
<b>Businesses</b>	151	2,460	12,875

Source: ESRI

## TRAFFIC COUNTS

- Route 31 (East of Route 11)—10,412
- Route 31 (West of Route 11)—27,547

Source: NYSDOT

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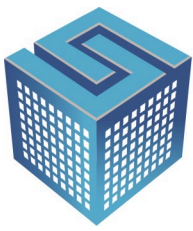
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## POTENTIAL APARTMENT PLAN



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