



SUTTON
REAL ESTATE COMPANY

FOR SALE | LAND

26+/- Acre Development Site Near Micron

6200-6214 South Bay Road, Cicero, NY 13039



PROPERTY FEATURES

- High Visibility, 26.39+/-Acre Development Parcel
- Located at Signalized, Wide Corner Intersection
- Over 1,700' Combined Frontage on South Bay Rd. and Thompson Rd.
- Just 2 miles to both Interstate Rt. 481 & Rt. 81 and 4 miles from Micron
- Public Water, Sewer, Gas, Electric and High Speed Internet available

CONTACT EXCLUSIVE AGENT:

Stephen Saleski

Real Estate Associate Broker

(M): 315.727.3103

ssaleski@suttoncos.com

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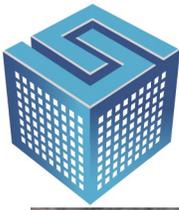
525 Plum Street, Suite 100

Syracuse, New York 13204

315.424.1111

www.suttoncos.com

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	5,442	30,070	58,121
Households	2,164	11,561	22,986
Average Household Income	\$79,612	\$84,965	\$82,027

Source: ERSI 2022

TRAFFIC COUNTS

- South Bay Rd—12,232
- Thompson Rd—8,511
- State Route 31—12,779

Source: NYS DOT

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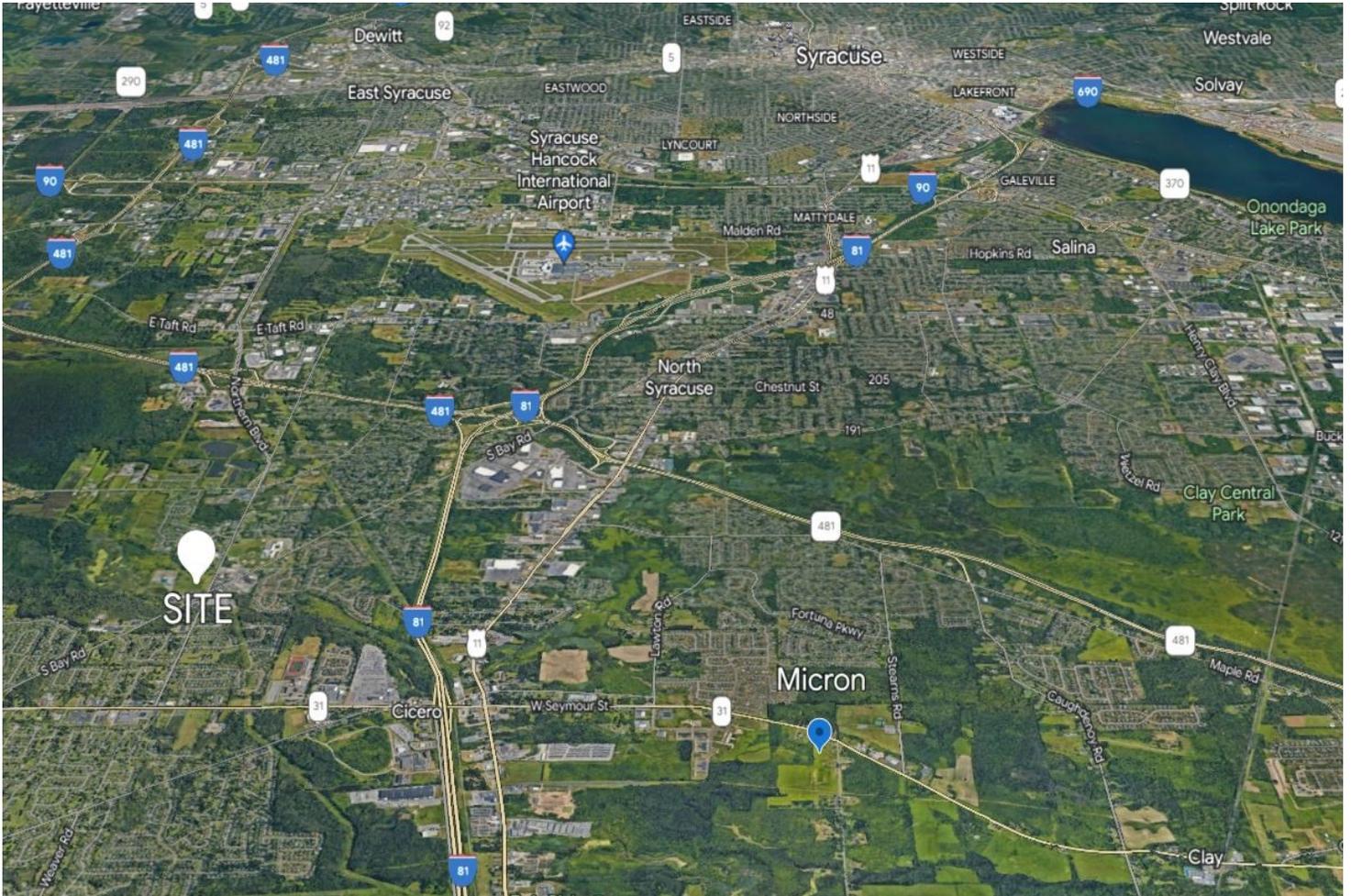


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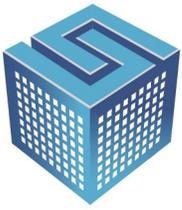
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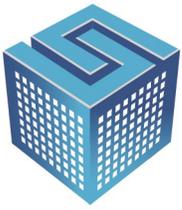
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