

**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, Wide Corner 26.39+/-Acre Development Parcel
- 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
- Owner Willing to Subdivide

### CONTACT EXCLUSIVE AGENT:

**Stephen Saleski**

*Real Estate Associate Broker*

(M): 315.727.3103

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

### SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

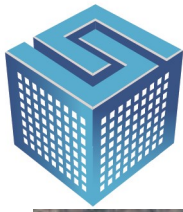
Syracuse, New York 13204

315.424.1111

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

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## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>Population</b>	5,442	30,070	58,121
<b>Households</b>	2,164	11,561	22,986
<b>Average Household Income</b>	\$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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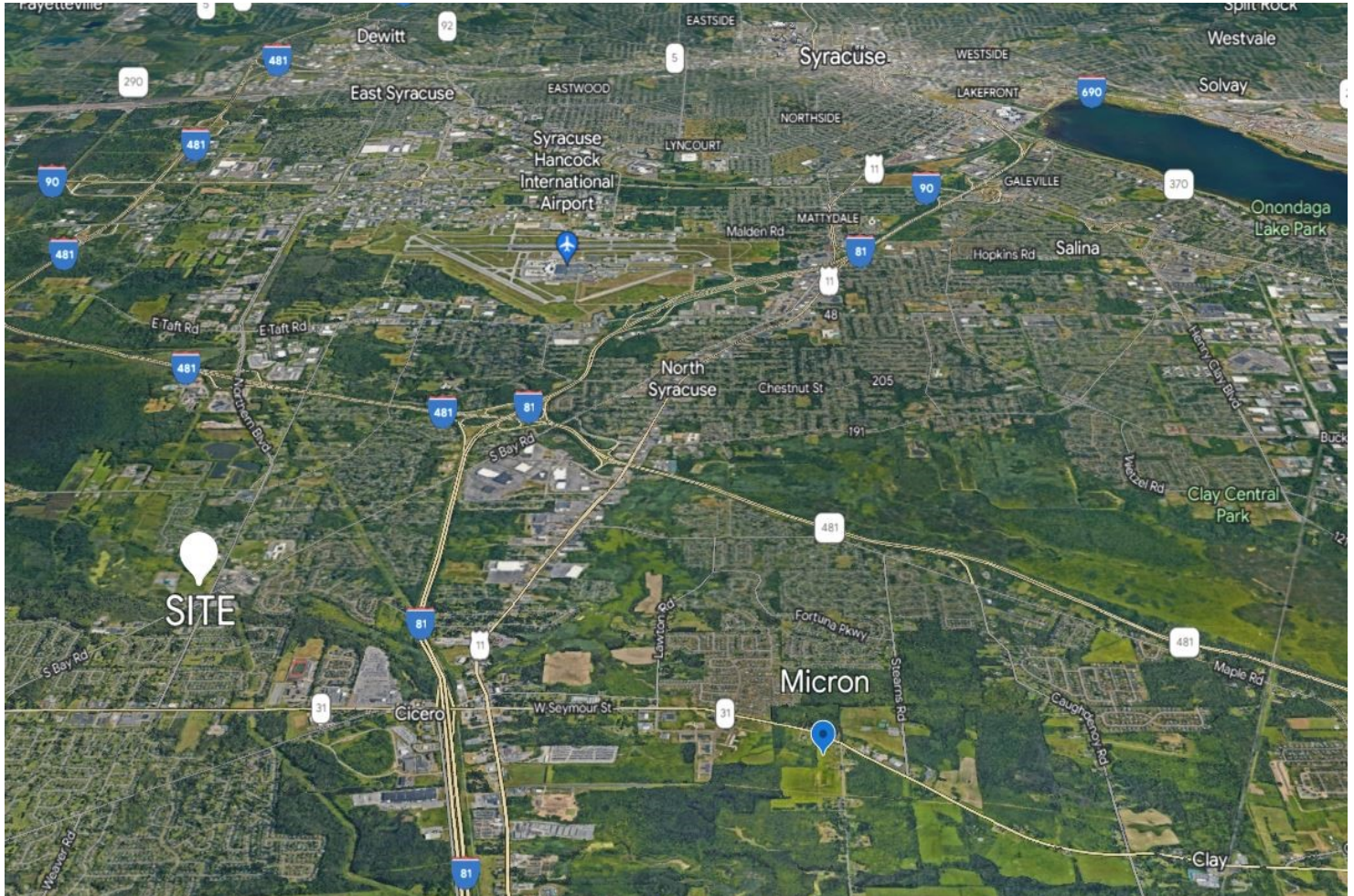


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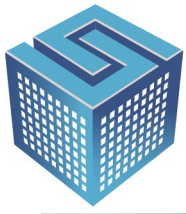
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