

**FOR SALE**

**92 +/- Acres—2 miles from Micron**

*All information contained herein is from sources deemed reliable and is submitted subjected to errors, omissions, changes in price or other conditions, prior sale, leasing without notice.*

*Principals should not rely solely upon the information contained herein.*





**FOR SALE | LAND**

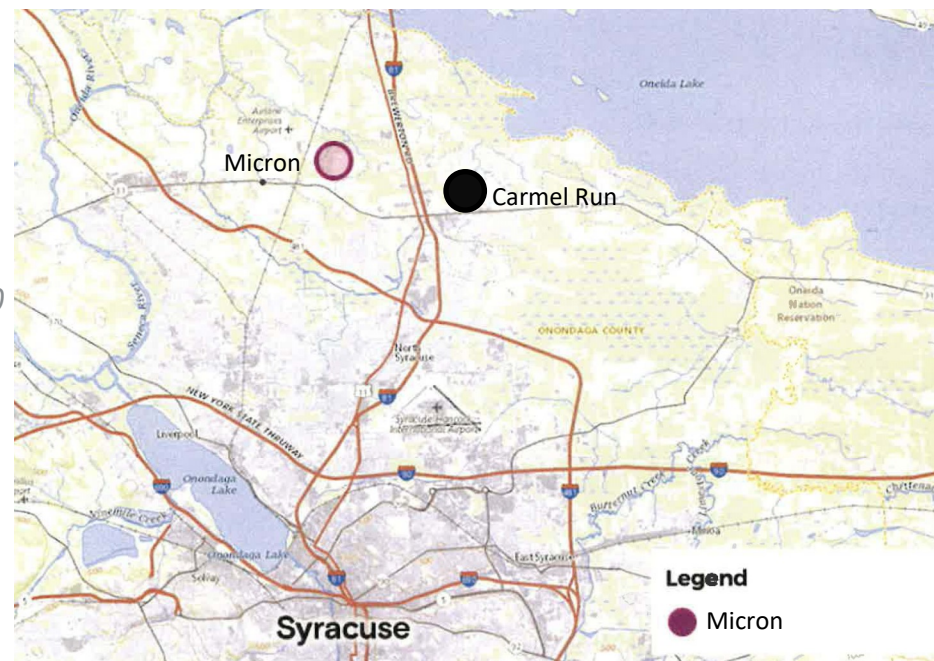
Cicero, New York 13039

## PROPERTY FEATURES

*Micron invests in the future of Central New York!*

*Micron Technology Inc.'s semiconductor facility at Central New York's White Pine site is the largest project in the Central New York region's history, and among the largest industrial manufacturing investments in U.S. history. Over the next 20 years Micron will invest up to \$100 billion and create 9,000 Micron jobs and 40,000 community jobs.*

- 93+/- Acres For Sale
- Zoned Commercial Mixed Use.
- Roads, Water, Sewer, Gas, Electric, and Storm Water Detention are complete.
- Micron Within 2 Miles
- New Proposed I-81 Interchange



## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>Population</b>	3,428	59,790	277,469
<b>Households</b>	1,371	23,869	114,434
<b>Average Household Income</b>	\$89,389	\$79,623	\$64,730
<b>Businesses</b>	173	2,275	14,702

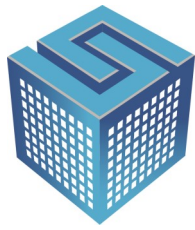
Source: ESRI Report

## TRAFFIC COUNTS

- I-81 North—42,857
- I-81 North Exit—3,773
- Pardee Road—7,507
- Lakeshore Road—3,050

Source: NYSDOT

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**SUTTON**  
REAL ESTATE COMPANY

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## Site Plan



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Pardee Road, Cicero, New York 13039

**Contact Exclusive Agent:**

**Barton K. Feinberg**

Real Estate Associate Broker

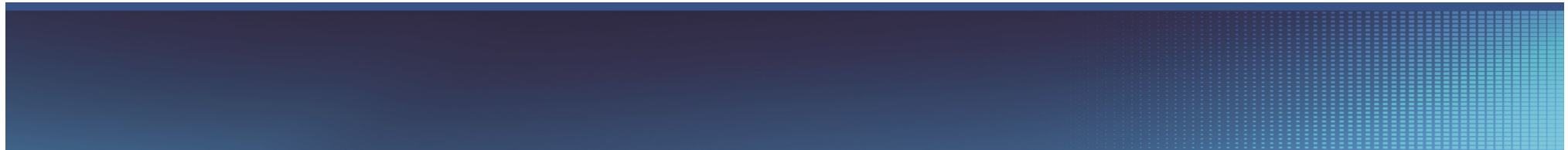
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