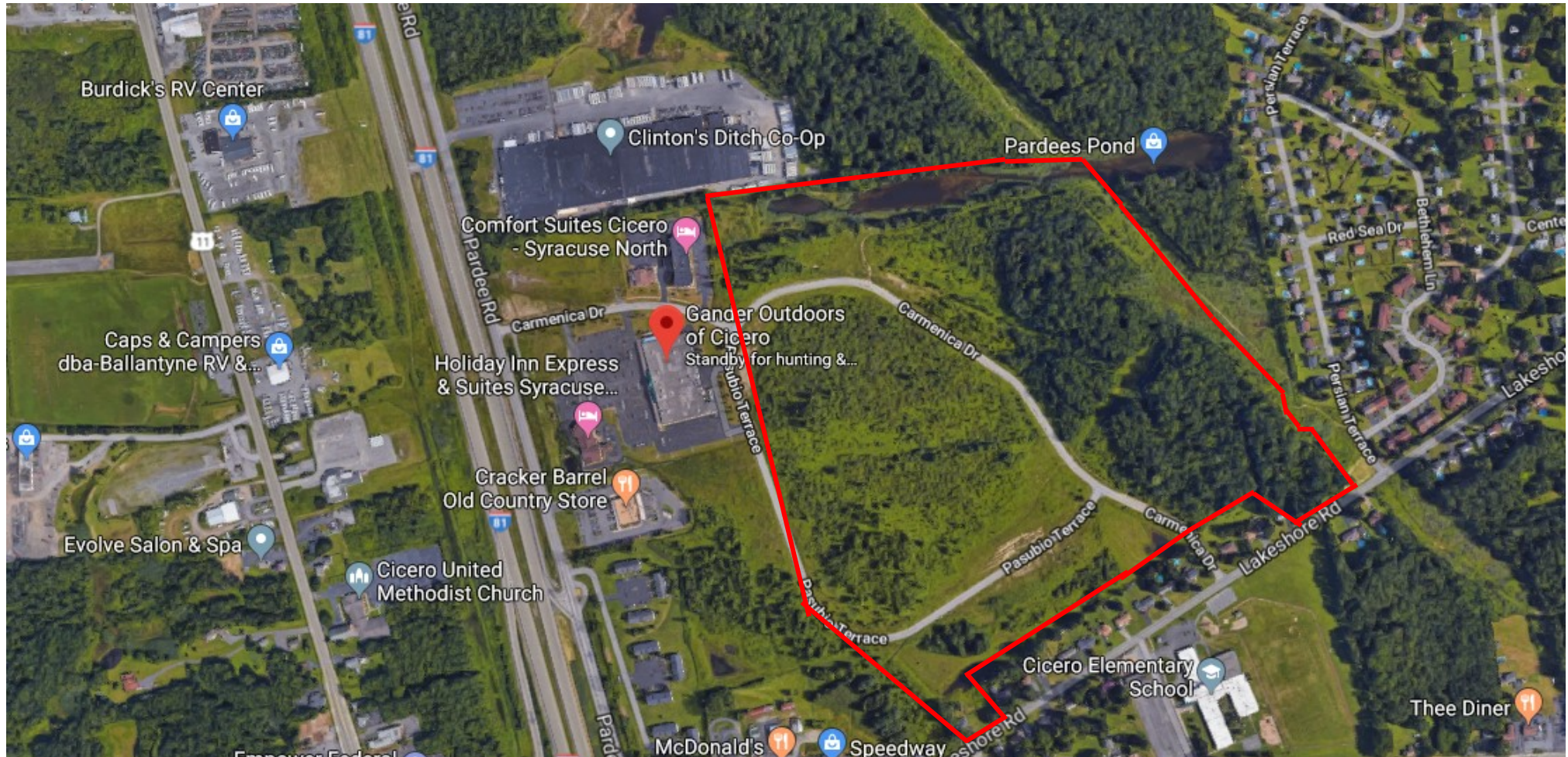


SUTTON
REAL ESTATE COMPANY

FOR SALE | LAND

Pardee Road, Cicero, New York 13039



FOR SALE

93+/- 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.



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—consisting of 13 separate parcels
- Parcels can be Purchased Separately
- Zoned Commercial Mixed Use.
- Roads, Water, Sewer, Gas, Electric, and Storm Water Detention are complete.
- Micron Within 2 Miles
- New Proposed I-81 Interchange

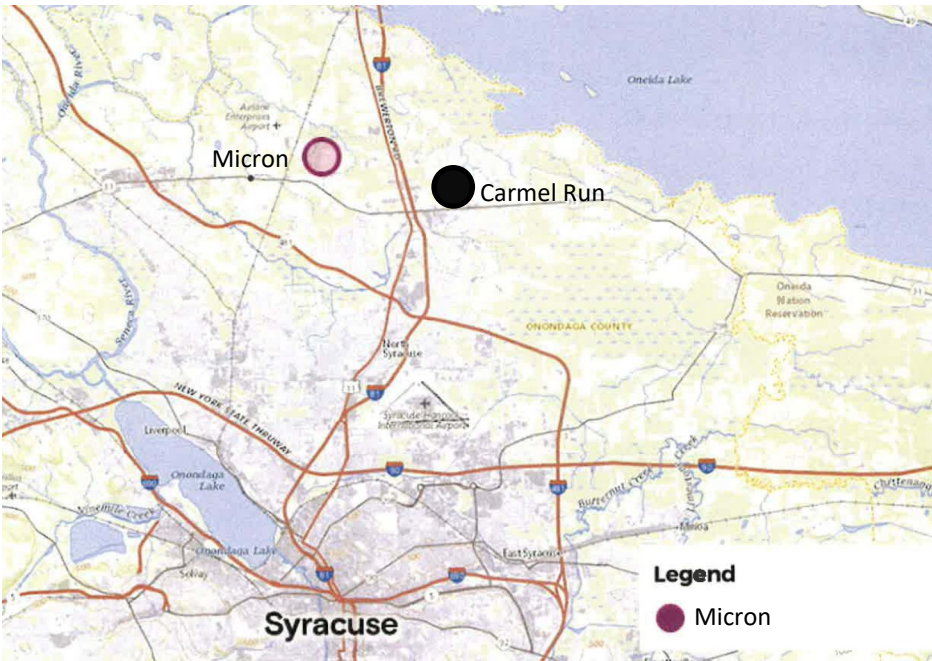
DEMOGRAPHICS

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

Source: ESRI Report

FOR SALE | LAND

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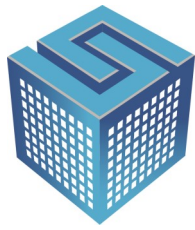


TRAFFIC COUNTS

- 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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Site Plan



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FOR SALE | LAND

Pardee Road, Cicero, New York 13039

Contact Exclusive Agent:

Barton K. Feinberg

Real Estate Associate Broker

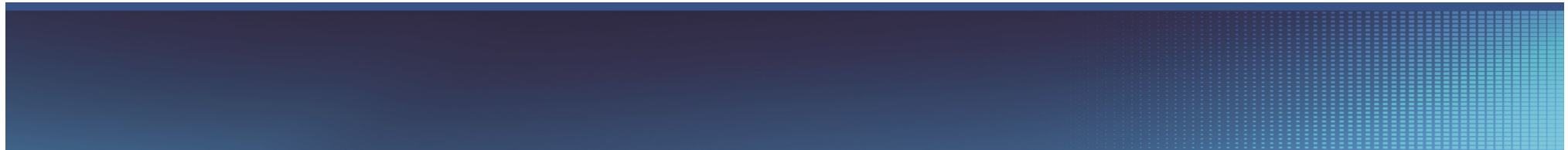
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