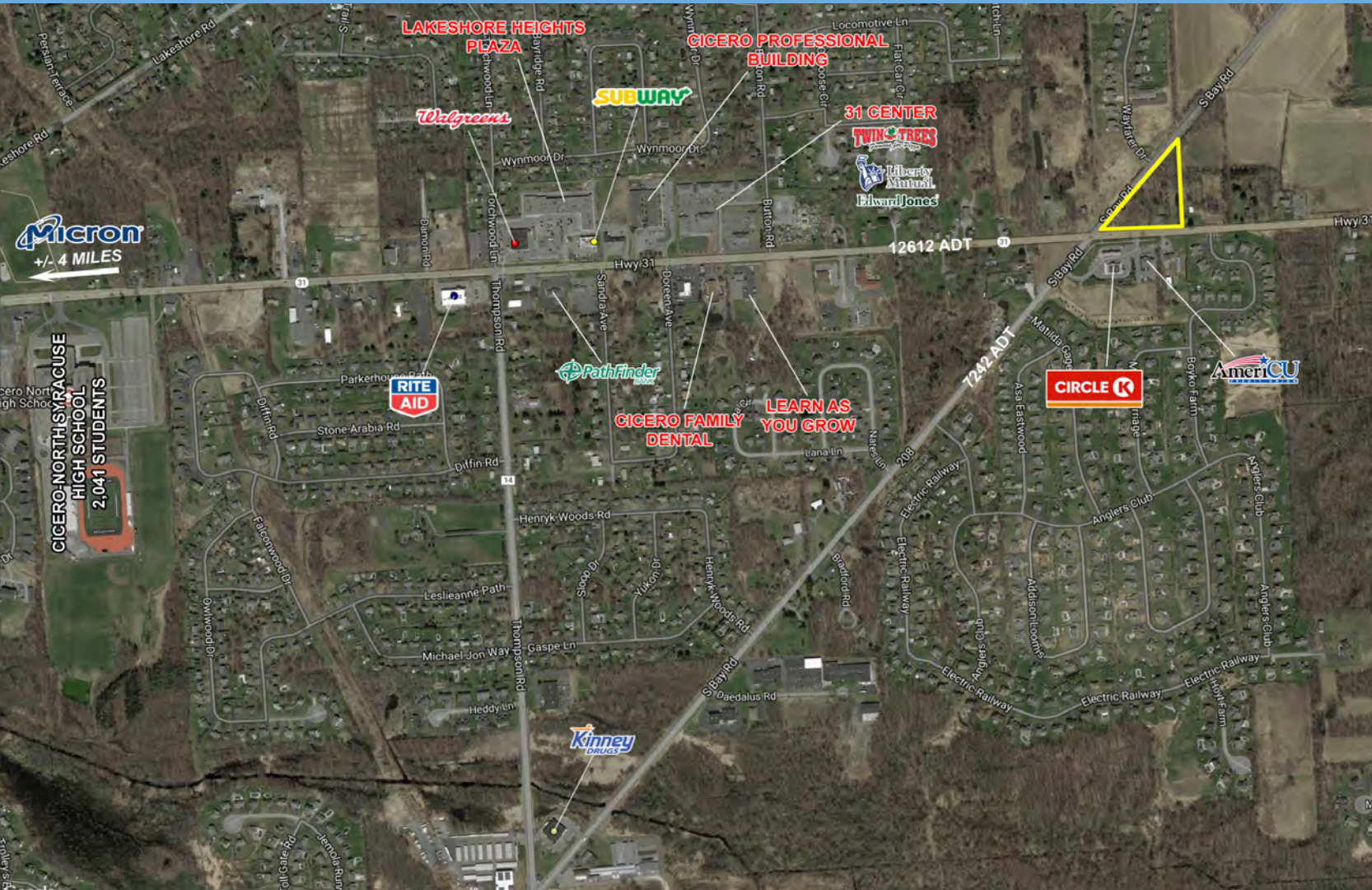


Cicero, New York

SOUTH BAY ROAD

AVAILABLE PARCEL +/-2.914 ACRES



DEMOGRAPHICS

POPULATION

3 Miles: 20,844
5 Miles: 46,303
7 Miles: 84,809

HOUSEHOLDS

3 Miles: 8,703
5 Miles: 19,650
7 Miles: 36,423

AVG HH INCOME

3 Miles: \$122,339
5 Miles: \$115,787
7 Miles: \$114,052



CONTACT:

JIM LAVELLE
Office: (315) 445-8613
Mobile: (315) 263-6326
jlavelle@widewaters.com

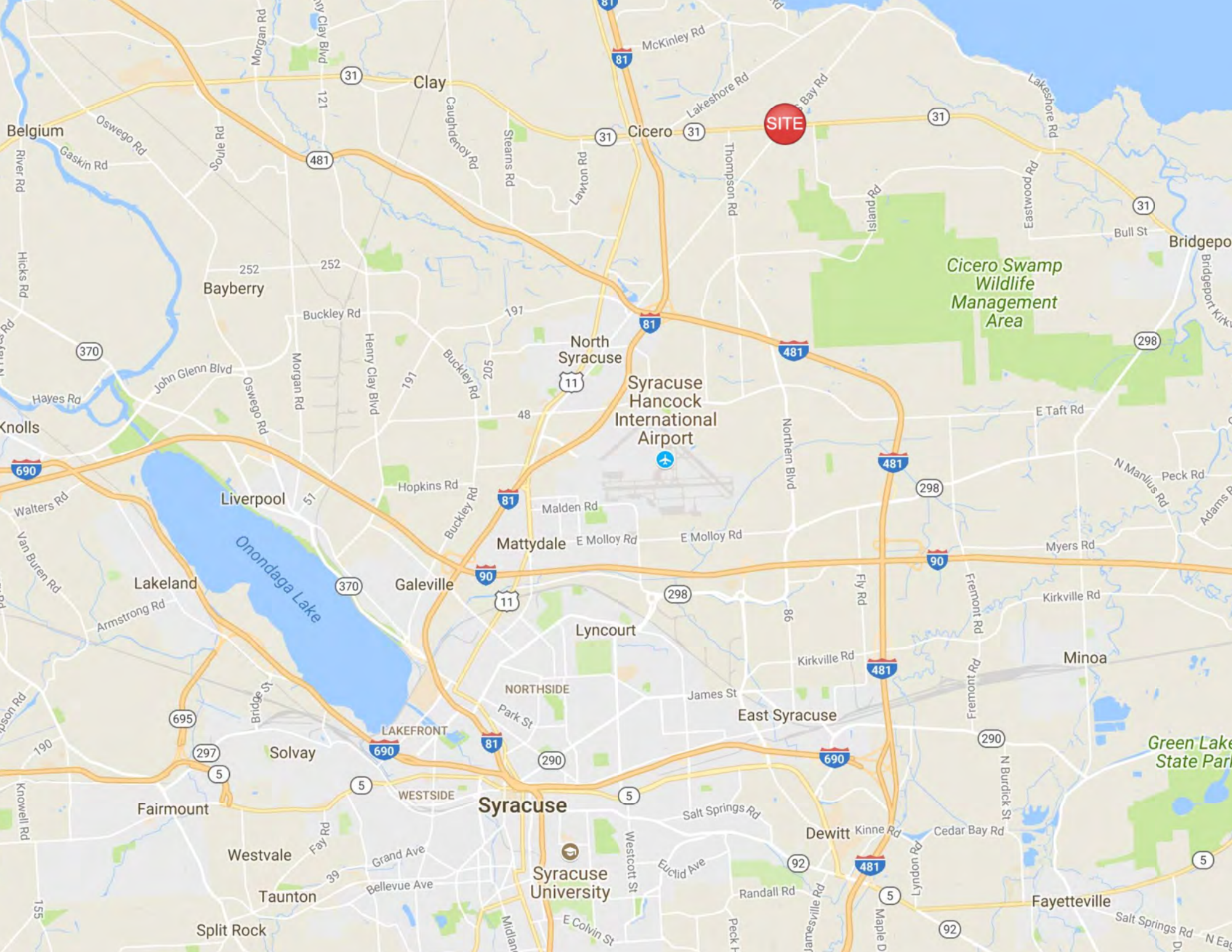
TRACY LAUER
Office: (315) 445-8631
Mobile: (315) 382-1373
tlauer@widewaters.com

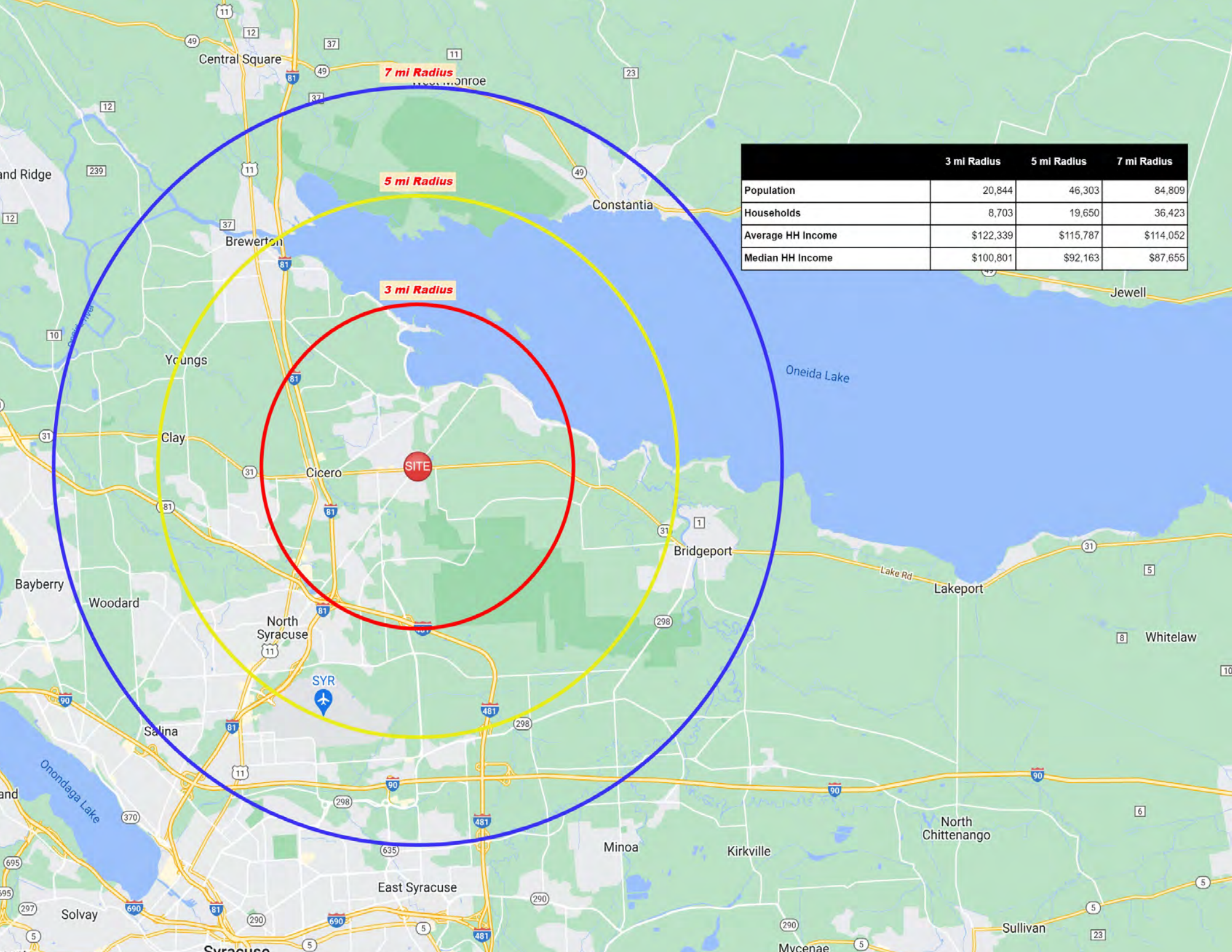
PROPERTY ADDRESS:

6417 Route 31
(Int South Bay Rd and NYS Route 31)
Cicero, NY 13039



WIDEWATERS
www.widewaters.com

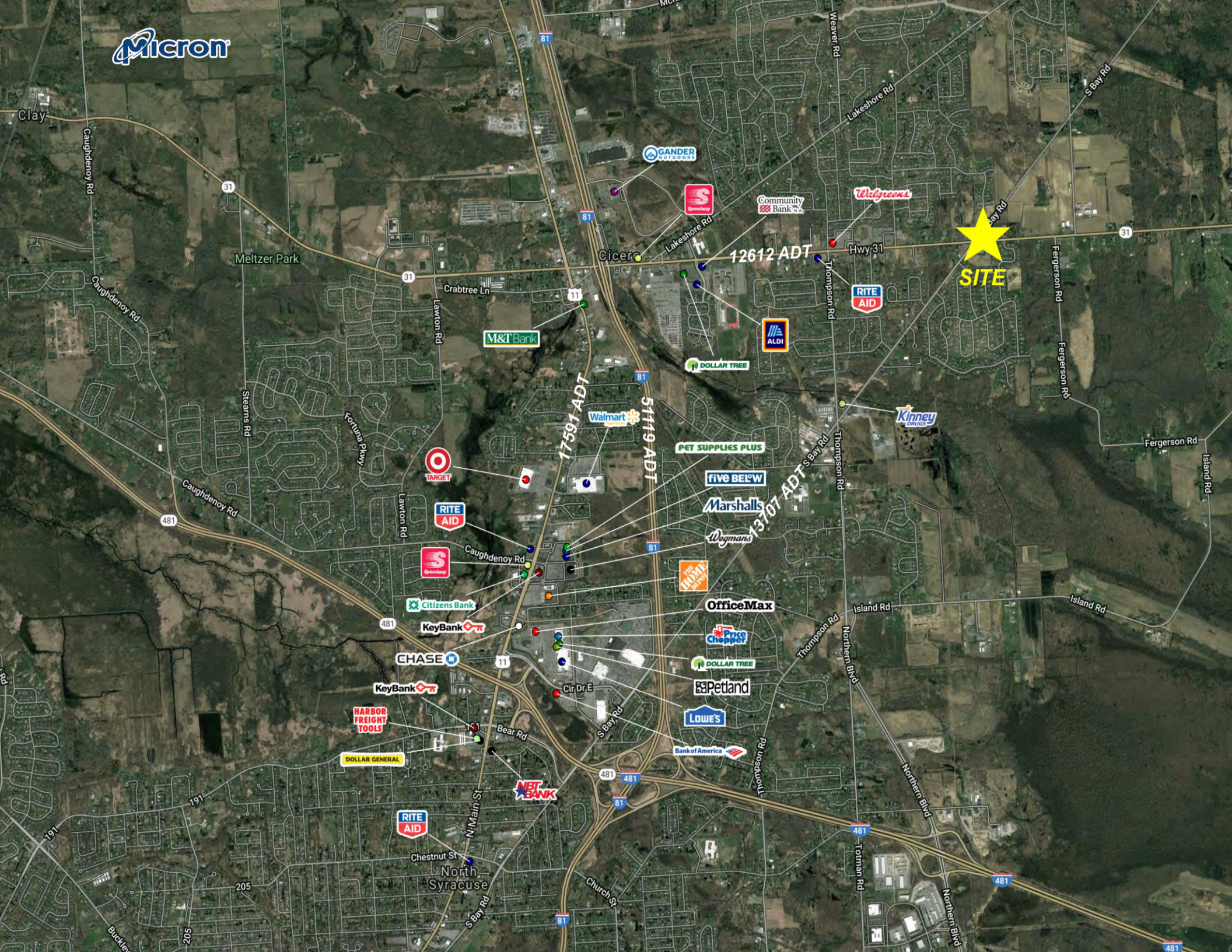


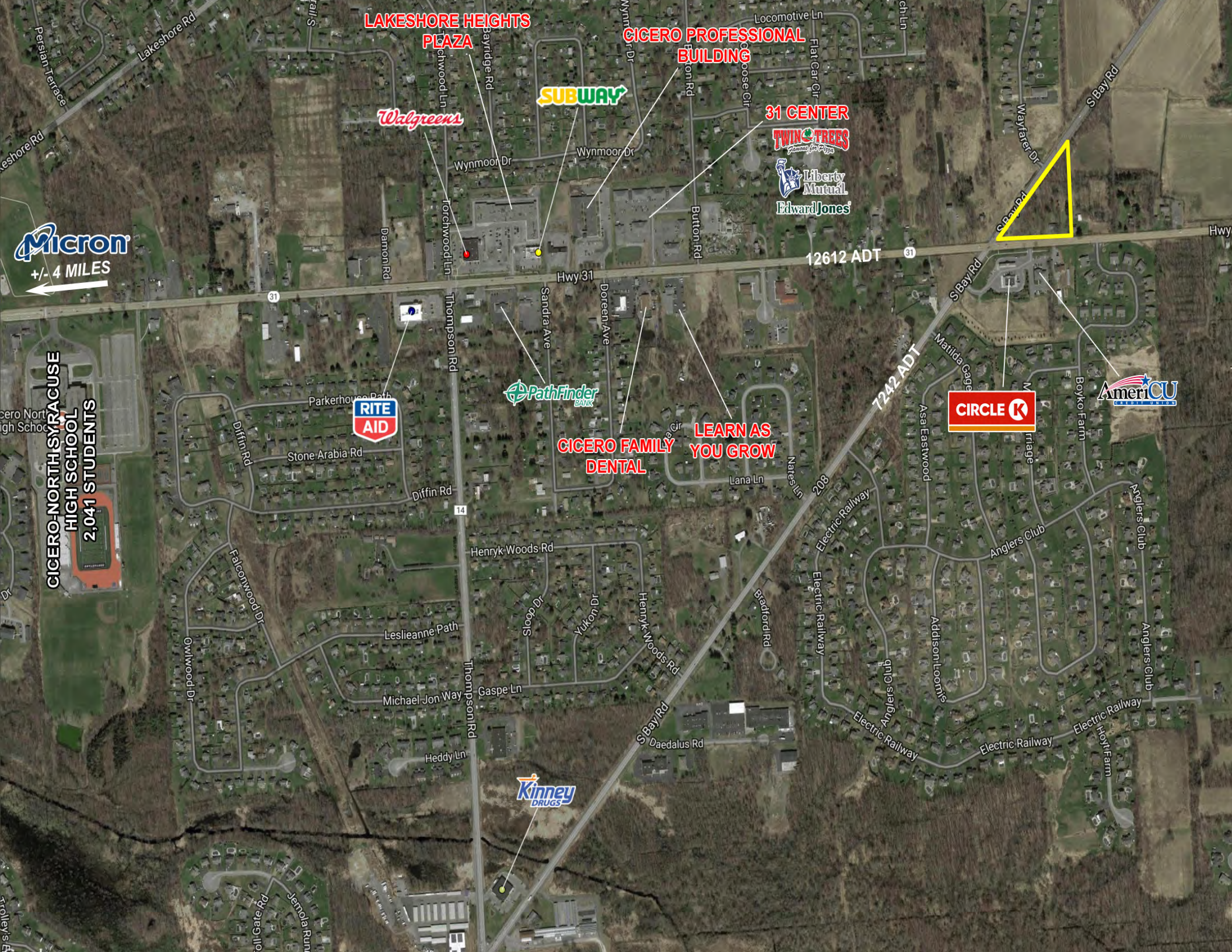


	3 mi Radius	5 mi Radius	7 mi Radius
Population	20,844	46,303	84,809
Households	8,703	19,650	36,423
Average HH Income	\$122,339	\$115,787	\$114,052
Median HH Income	\$100,801	\$92,163	\$87,655

Micron

SITE





LAKESHORE HEIGHTS
PLAZA

Walgreens

SUBWAY

CICERO PROFESSIONAL
BUILDING

31 CENTER

TWIN TREES

Liberty
Mutual

Edward Jones

Micron

+/- 4 MILES

CICERO-NORTH SYRACUSE
HIGH SCHOOL
2,041 STUDENTS

RITE
AID

PathFinder
BANK

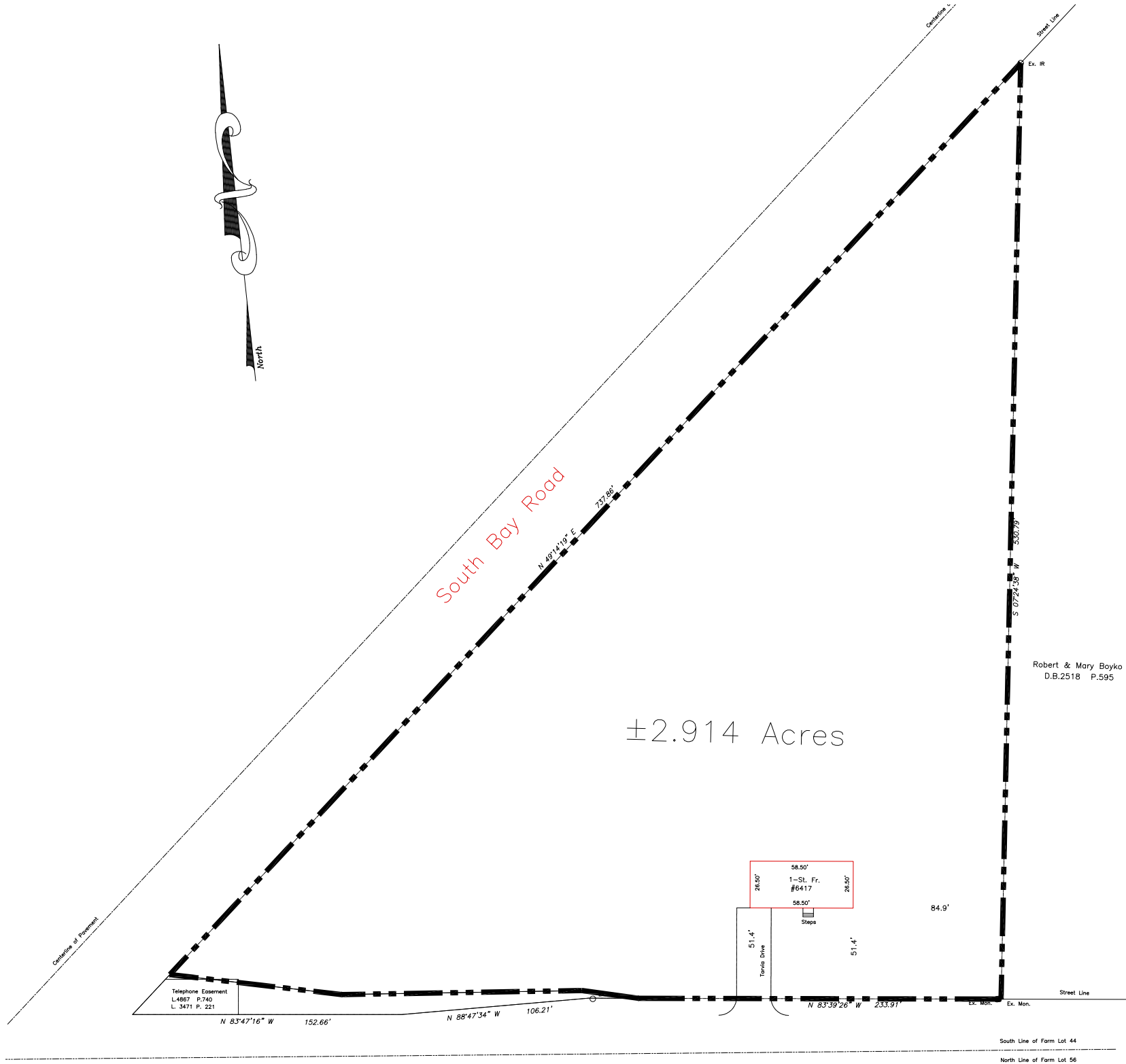
CICERO FAMILY
DENTAL

LEARN AS
YOU GROW

CIRCLE K

Americu

Kinney
DRUGS



South Bay Road

±2.914 Acres

Robert & Mary Boyko
D.B.2518 P.595

Telephone Easement
L.4867 P.740
L. 3471 P. 221

58.50'
1-St. Fr.
#6417
58.50'

Steps

New York State Route No. 31