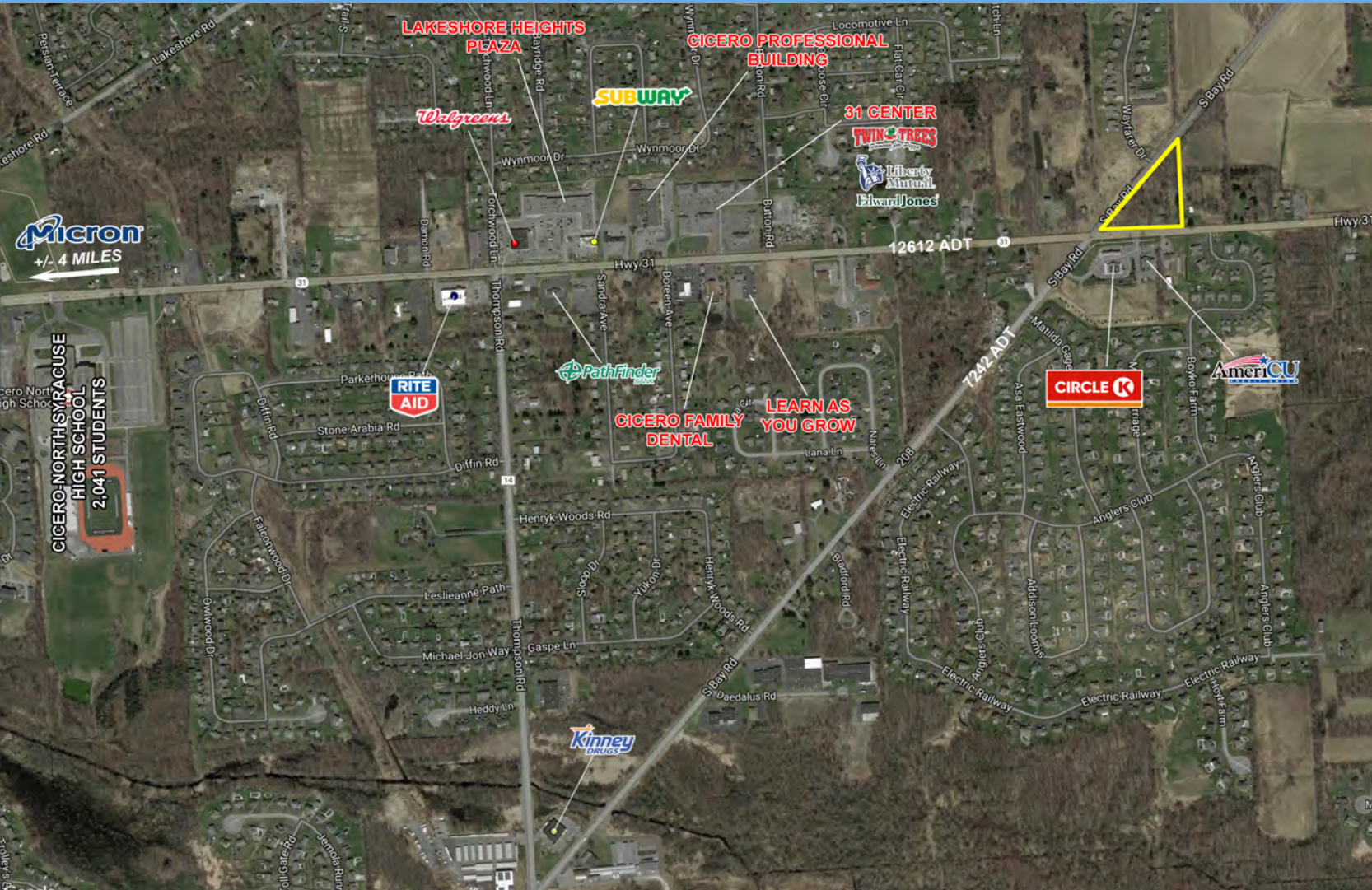


Cicero, New York

SOUTH BAY ROAD

AVAILABLE PARCEL +/-2.914 ACRES



DEMOGRAPHICS

POPULATION

3 Miles: 19,636
5 Miles: 44,749
7 Miles: 83,361

HOUSEHOLDS

3 Miles: 8,043
5 Miles: 18,814
7 Miles: 35,619

AVG HH INCOME

3 Miles: \$133,020
5 Miles: \$119,437
7 Miles: \$113,039

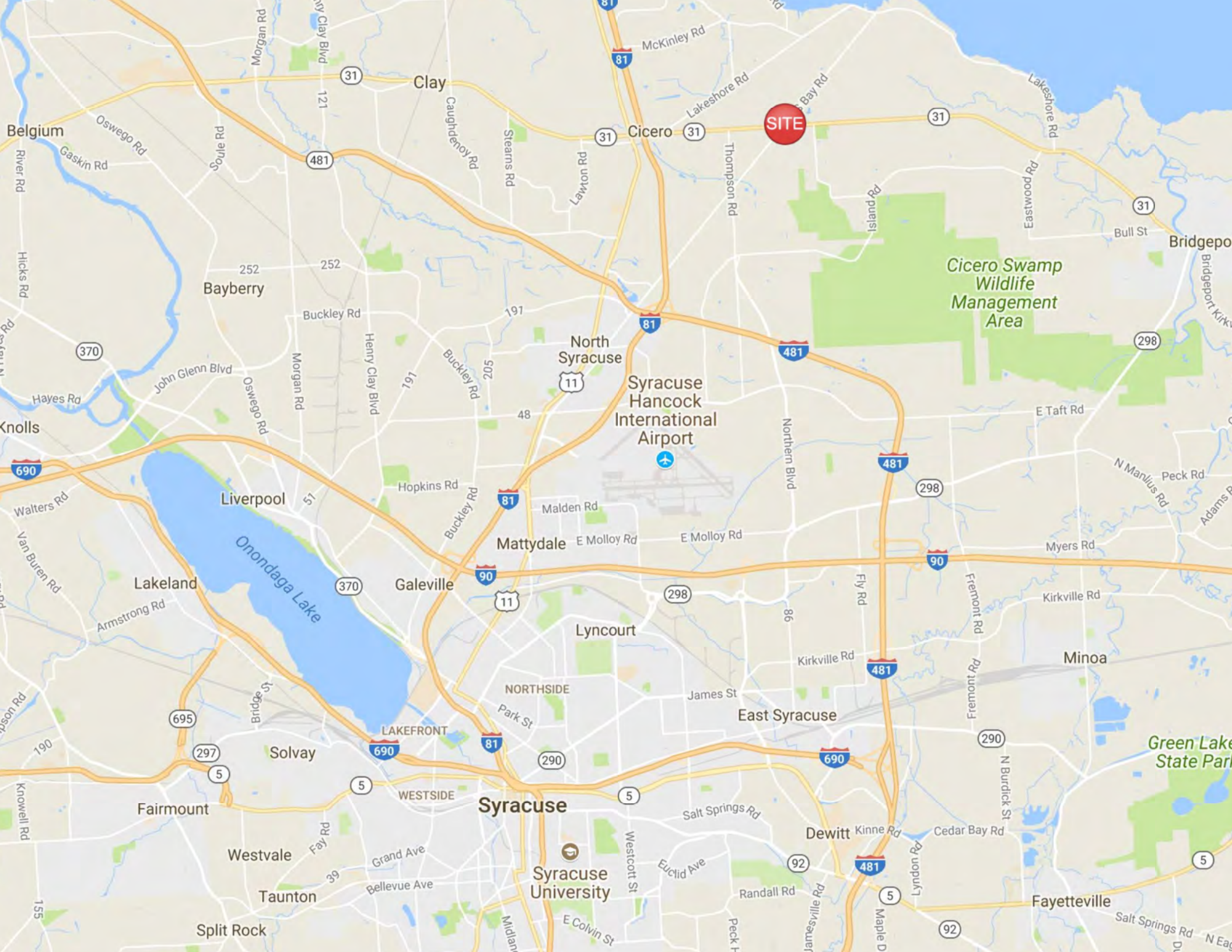


CONTACT:
JIM LAVELLE
Office: (315) 445-8613
Mobile: (315) 263-6326
jlavelle@widewaters.com

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



SITE

Cicero Swamp
Wildlife
Management
Area

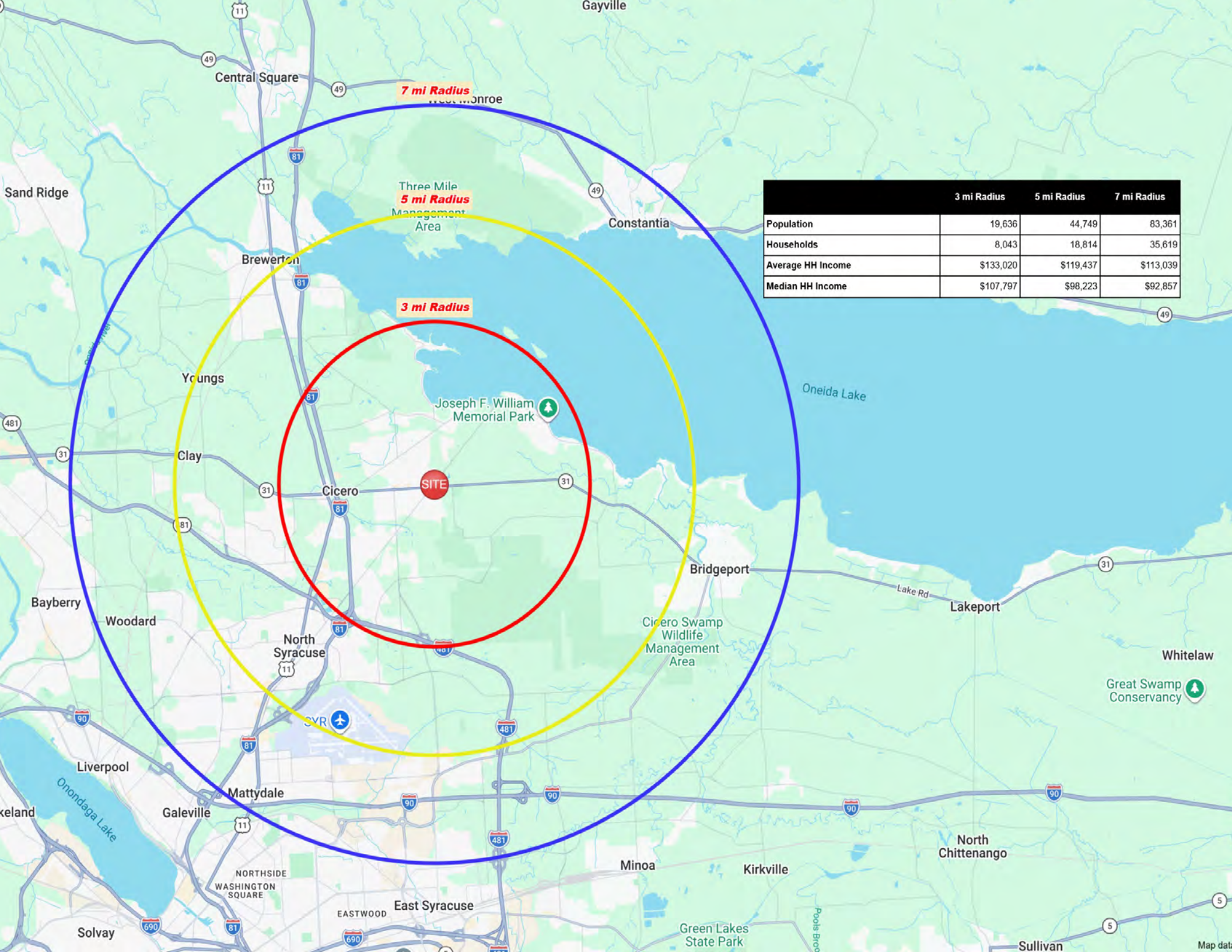
Syracuse
Hancock
International
Airport

Onondaga Lake

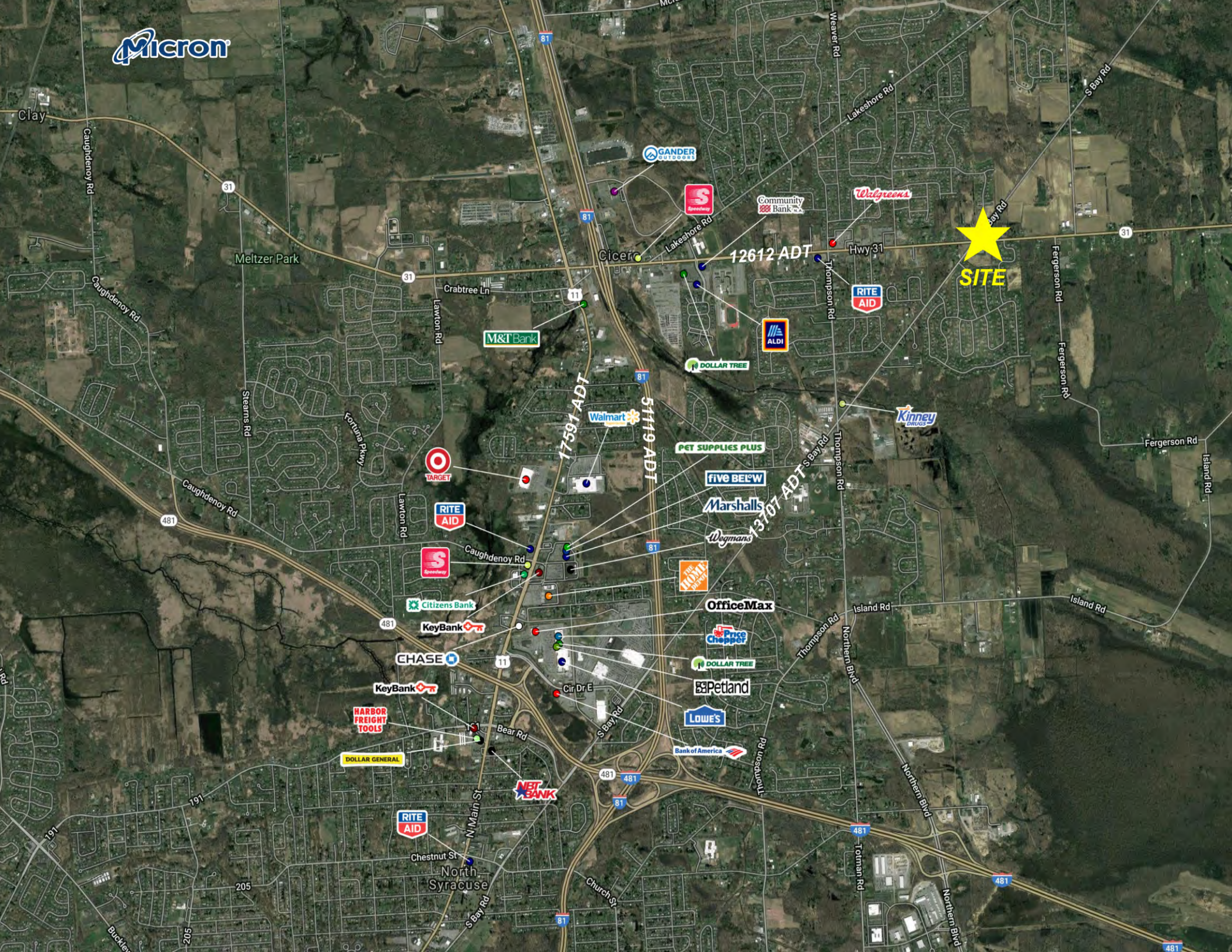
Syracuse

Syracuse
University

Green Lake
State Park



| | 3 mi Radius | 5 mi Radius | 7 mi Radius |
|-------------------|-------------|-------------|-------------|
| Population | 19,636 | 44,749 | 83,361 |
| Households | 8,043 | 18,814 | 35,619 |
| Average HH Income | \$133,020 | \$119,437 | \$113,039 |
| Median HH Income | \$107,797 | \$98,223 | \$92,857 |



SITE

12612 ADT

5119 ADT

17591 ADT

13107 ADT

Clay

Meltzer Park

Cicero

Crabtree Ln

M&T Bank

Walmart

PET SUPPLIES PLUS

FIVE BE'E'W

Marshalls

Wegmans

OfficeMax

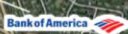
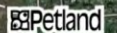
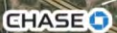
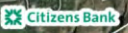
Price Chopper

DOLLAR TREE

Petland

LOWE'S

Bank of America



Clay

Meltzer Park

Cicero

Crabtree Ln

M&T Bank

Walmart

PET SUPPLIES PLUS

FIVE BE'E'W

Marshalls

Wegmans

OfficeMax

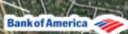
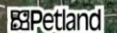
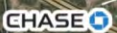
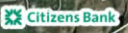
Price Chopper

DOLLAR TREE

Petland

LOWE'S

Bank of America



Clay

Meltzer Park

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Crabtree Ln

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Walmart

PET SUPPLIES PLUS

FIVE BE'E'W

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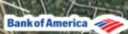
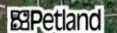
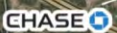
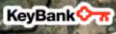
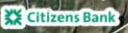
Price Chopper

DOLLAR TREE

Petland

LOWE'S

Bank of America



LAKESHORE HEIGHTS PLAZA

CICERO PROFESSIONAL BUILDING

Walgreens

SUBWAY

31 CENTER

TWIN TREES

Liberty Mutual

Edward Jones

Micron +/- 4 MILES



CICERO-NORTH SYRACUSE HIGH SCHOOL 2,041 STUDENTS

RITE AID

PathFinder BANK

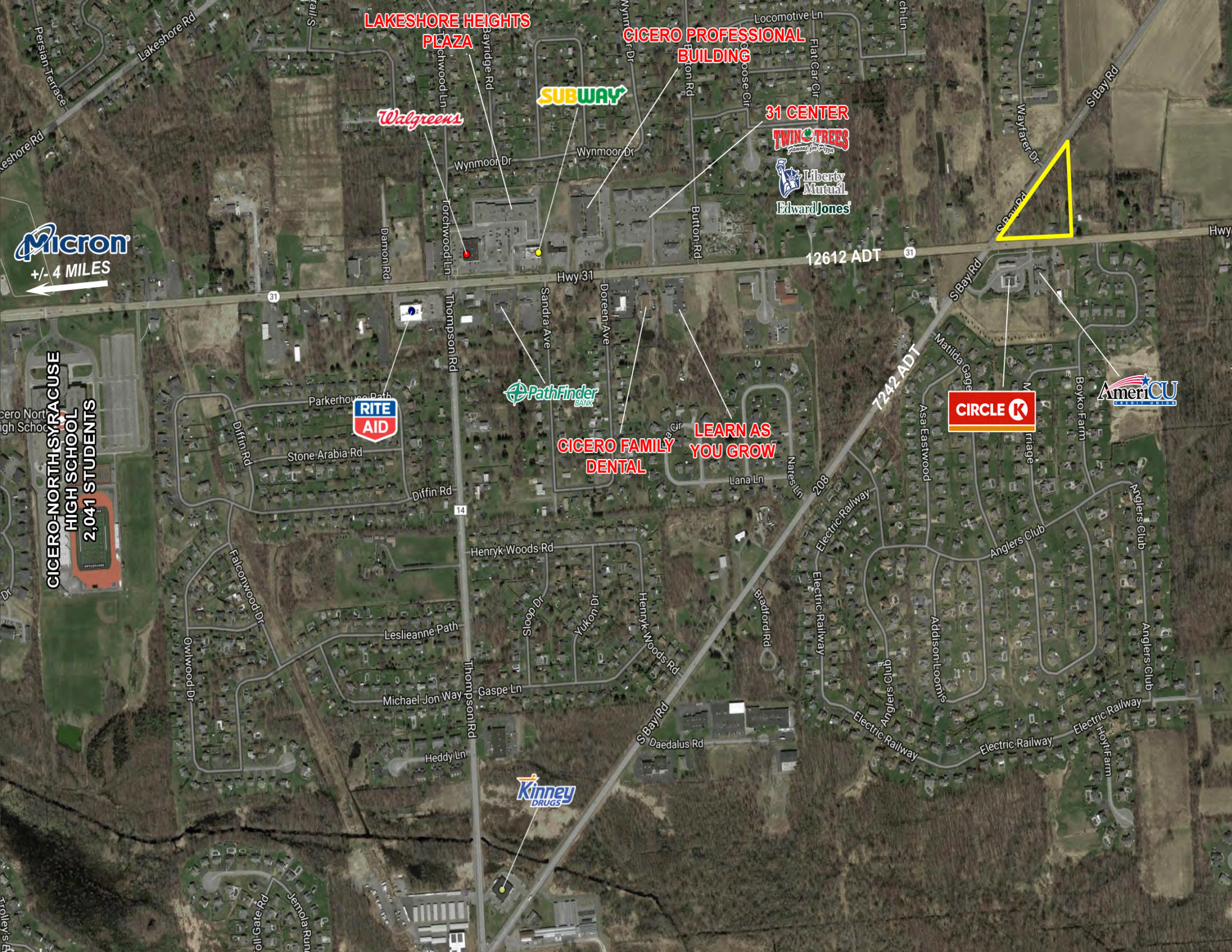
CICERO FAMILY DENTAL

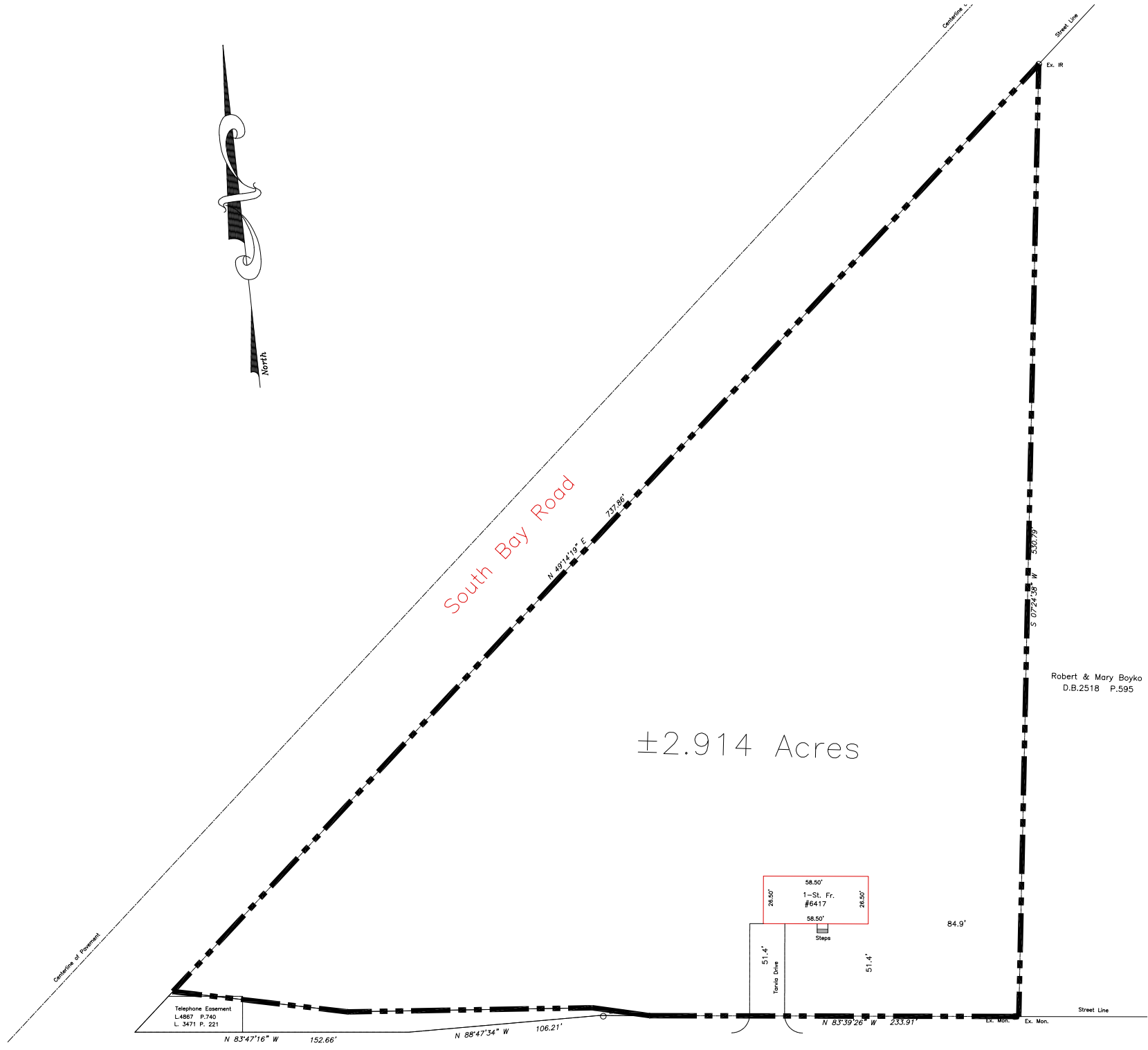
LEARN AS YOU GROW

CIRCLE K

Americu

Kinney DRUGS





±2.914 Acres

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

Telephone Easement
L.4887 P.240
L. 3471 P. 221

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

Steps

N 83°47'16" W 152.66' N 88°47'34" W 106.21' N 83°39'26" W 233.91'

South Line of Farm Lot 44
North Line of Farm Lot 56

New York State Route No. 31