

6.30± Acre Development Site

Property Highlights

- Excellent location just off I-81 exit; Signage could be visible from I-81
- 200' of frontage on Route 31
- Excellent traffic counts and demographics
- Located between Fastrac and Arby's, across the street from McDonalds' and Dunkin Donuts
- Approximately ½ acre of wetlands
- Sewer, water, gas and electric at the site
- Perfect for a hotel, QSR with drive thru, retail, big box or strip center, restaurant, drug store, car dealership or professional office building
- Next door to Adesa Vehicle Auction Center

Demographic	1 Mile	3 Miles	5 Miles
Population	4,237	31,839	62,623
Households	1,711	11,992	24,876
Average Income	\$91,151	\$93,800	\$86,050
Daytime Employees	3,696	9,381	28,642

Source: ESRI Business Analyst 2018

For more information, please contact:

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Approximate plot lines, subject to verification of survey

FOR SALE

5866, 5870 & 5874 Route 31

Cicero, New York 13029

