


FOR LEASE

1,200± SF IN HIGHLY VISIBLE RETAIL CENTER

Property Highlights

- 1,200± square feet of retail space available in a high-visibility strip center
- Located on Route 31 in Cicero, just off the I-81 interchange for easy regional access
- The site sees over 13,000 vehicles per day on Route 31, offering strong exposure to passing traffic
- Surrounded by major retailers including Walmart, Target, ALDI, Lowe's, and Walgreens
- Built in 2019, the property offers modern construction and attractive curb appeal
- Flexible floor plans make it ideal for retail, barbershop, salon, or service-based businesses

Demographic	1 Mile	3 Miles	5 Miles
Population	3,646	29,864	60,801
Households	1,656	12,275	25,816
Average H.H. Income	\$123,207	\$122,465	\$114,189
Daytime Employees	1,823	10,028	27,502
Source: ESRI Business Analyst 2025			

Traffic Counts

Route 31	13,141 AADT
Pardee Road	7,564 AADT
I-81	51,704 AADT

Source: NYS DOT 2023

EXCLUSIVE CONTACT

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**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**5859 Route 31
Cicero, New York 13039**



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