CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

**8891 McDonnells Parkway**
**Cicero, New York 13039**

**FOR SALE**

# 13,634± SF FORMER LAKESIDE RESTAURANT / BANQUET CENTER

## Property Highlights

- Former restaurant on Oneida Lake which operated as Borio's Lakeside Restaurant and Banquet Room
- Approximately 200' water frontage on Oneida Lake
- The property is on 4 acres overlooking the south shore of lake
- Existing structure offers flexible layouts for restaurant, banquet, wedding, or multi-concept hospitality use. With seating capacity historically exceeding 250 and abundant on-site parking, the site is uniquely suited for high-volume operations, destination dining, or repositioning into an event-driven waterfront venue.
- Successfully operated for over 60 years on south shore of Oneida Lake as where generations of customers married, celebrated new babies and baptisms, held confirmation and graduation parties and watched their own children toast marriages at Borio's
- Property delivers unmatched views, expansive outdoor areas, and a legacy location with decades of regional brand recognition
- Located minutes from I-81 and surrounded by strong residential demographics, marinas, and recreational traffic, the property benefits from year-round demand drivers including lake tourism, snowmobiling, fishing, and the expanding economic base of the Syracuse region.

## EXCLUSIVE CONTACT


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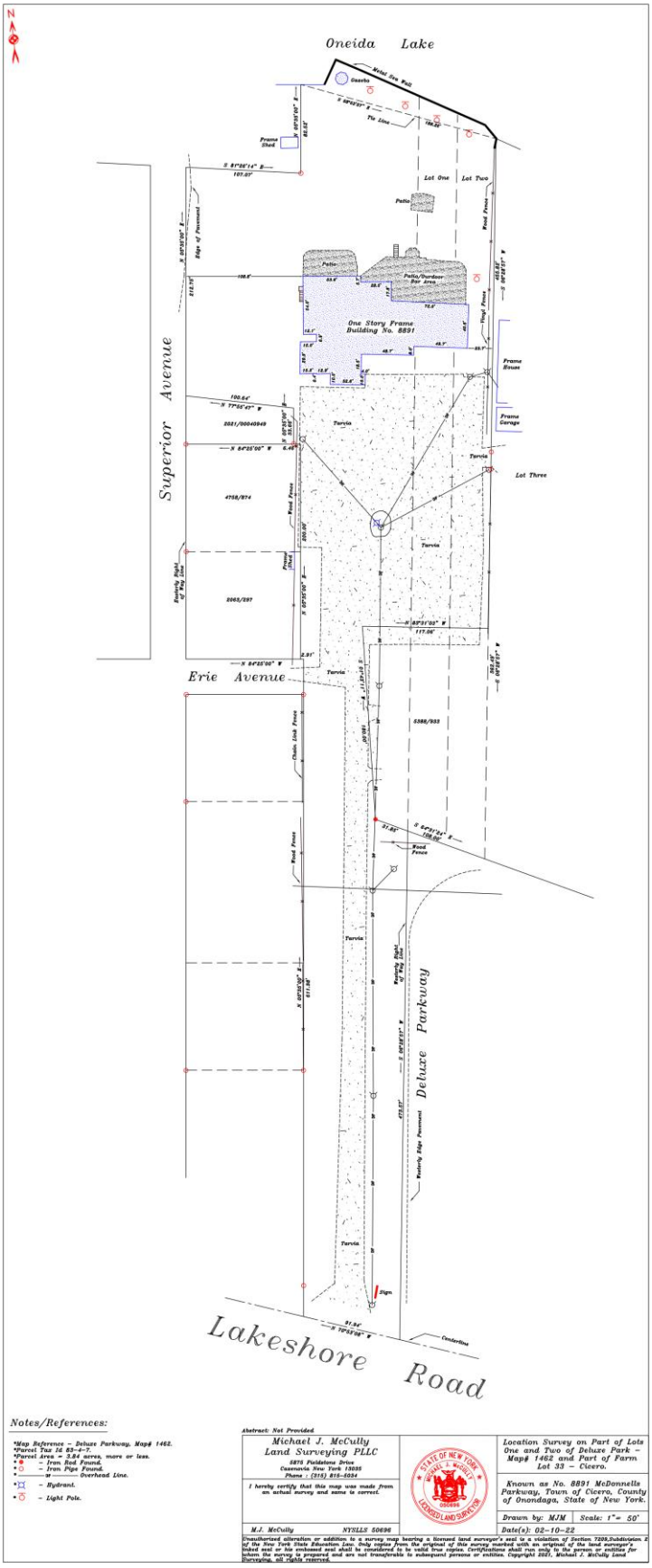


**Notes/References:**

*Map Reference – Deluxe Parkway, Map# 1462.
*Parcel Tax Id 83-4-7.
*Parcel Area = 3.84 acres, more or less.
* ⊗ – Iron Rod Found.
* ○ – Iron Pipe Found.
* ——— W ——— Overhead Line.
* – Hydrant.
* – Light Pole.

Abstract: Not Provided.

Michael J. McCully
Land Surveying PLLC
5876 Fieldstone Drive
Cazenovia New York 13035
Phone : (315) 815-0034

I hereby certify that this map was made from an actual survey and same is correct.

M.J. McCully NYSLLS 50696

STATE OF NEW YORK · MICHAEL J. MCCULLY · 050696 · LICENSED LAND SURVEYOR

Location Survey on Part of Lots One and Two of Deluxe Park – Map# 1462 and Part of Farm Lot 33 – Cicero.

Known as No. 8891 McDonnells Parkway, Town of Cicero, County of Onondaga, State of New York.

Drawn by: MJM | Scale: 1"= 50'

Date(s): 02-10-22

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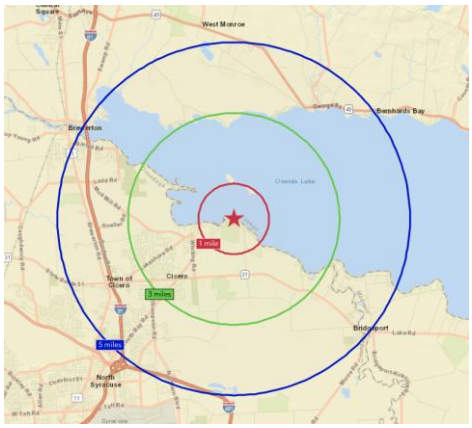
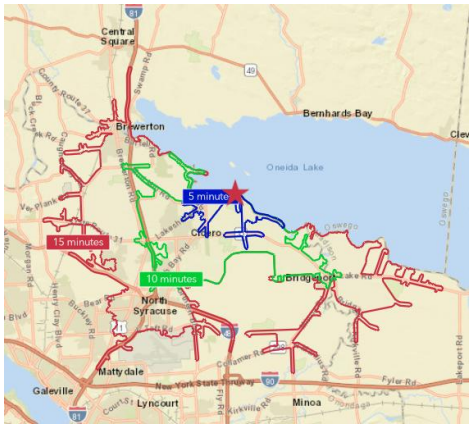
| Demographic | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Population | 905 | 10,096 | 26,262 |
| Households | 401 | 4,017 | 11,002 |
| Average H.H. Income | $173,638 | $144,417 | $125,552 |
| Daytime Employees | 190 | 1,933 | 8,284 |

Source: ESRI Business Analyst 2025




| Demographic | 5 Minutes | 10 Minutes | 15 Minutes |
|---|---|---|---|
| Population | 2,060 | 16,111 | 42,054 |
| Households | 853 | 6,571 | 17,841 |
| Average H.H. Income | $159,291 | $132,283 | $118,019 |
| Daytime Employees | 393 | 3,404 | 15,866 |

Source: ESRI Business Analyst 2025




## Noteworthy News Articles & Reports

- The vision: Micron housing boom would spread far beyond Clay, including lots of urban apartments
- Micron impact: Syracuse area will grow 'as fast as any place in the country,' major bank CEO predicts
- 'Change is coming': Onondaga County's largest town plans for the Micron era
- New Company Coming to Syracuse Causes Rise in Home Prices
- Micron is Coming to Town – *Updated Housing Market Report for Onondaga County, New York, July 2024*
- 6 takeaways from Micron's long-awaited groundbreaking: 'a turning point for Central NY'

# Micron is coming to New York

"Micron to Spend up to $100 Billion on Chip Factory and Create Nearly 50,000 Jobs" *- Wall Street Journal*

"This is incredible and transformative news for Central New York and for the entire U.S. economy. It's going to make Central New York one of the centers of high-end chip manufacturing, not just in the United States but in the world."

*- Chuck Schumer, C-NY*

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