



## FOR LEASE

**7851 BREWERTON ROAD (ROUTE 11)  
CICERO, NY 13039**

- |                      |                    |  |           |
|----------------------|--------------------|--|-----------|
| ■ BUILDING SIZE:     | 8,433 SQUARE FEET  | ■ TRAFFIC COUNT:   | 28,620    |
| ■ ZONING:            | GENERAL COMMERCIAL | ■ PARKING:   | 42 SPACES |
| ■ MUNICIPALITY:      | TOWN OF CICERO     | ■ EASY ACCESS TO I-481 & I-81  |           |
| ■ REAL ESTATE TAXES: | \$12,920.07        | ■ NWC OF ROUTE 11 AND CIRCLE DRIVE W/ ACCESS TO THE ROUTE 11 TRAFFIC LIGHT |           |

126 NORTH SALINA STREET  
SYRACUSE, NY 13202  
TEL: 315.423.9200 EXT. 3

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## Executive Summary

Prepared by Joshua W Podkaminer, CCIM

	7851 Brewerton Rd, Cicero, NY, 13039	7851 Brewerton Rd, Cicero, NY, 13039	7851 Brewerton Rd, Cicero, NY, 13039
7851 Brewerton Road Site Type: Ring	Radius: 1 Miles	Radius: 5 Miles	Radius: 10 Miles
<b>2009 Population</b>			
Total Population	6,323	88,090	348,817
Male Population	47.2%	48.2%	47.7%
Female Population	52.8%	51.8%	52.3%
Median Age	37.0	38.5	37.0
<b>2009 Income</b>			
Median HH Income	\$53,152	\$61,154	\$49,536
Per Capita Income	\$24,220	\$28,425	\$25,814
Average HH Income	\$60,912	\$69,975	\$61,663
<b>2009 Households</b>			
Total Households	2,512	35,712	142,857
Average Household Size	2.52	2.46	2.35
<b>2009 Housing</b>			
Owner Occupied Housing Units	64.1%	67.1%	54.0%
Renter Occupied Housing Units	31.4%	27.8%	36.1%
Vacant Housing Units	4.5%	5.1%	9.9%
<b>Population</b>			
1990 Population	6,521	87,417	369,743
2000 Population	6,338	87,204	353,175
2009 Population	6,323	88,090	348,817
2014 Population	6,293	87,868	345,815
1990-2000 Annual Rate	-0.28%	-0.02%	-0.46%
2000-2009 Annual Rate	-0.03%	0.11%	-0.13%
2009-2014 Annual Rate	-0.1%	-0.05%	-0.17%

In the identified market area, the current year population is 348,817. In 2000, the Census count in the market area was 353,175. The rate of change since 2000 was -0.13 percent annually. The five-year projection for the population in the market area is 345,815, representing a change of -0.17 percent annually from 2009 to 2014. Currently, the population is 47.7 percent male and 52.3 percent female.

	1990	2000	2009	2014
<b>Households</b>				
1990 Households	2,337	32,457	141,249	
2000 Households	2,439	34,449	141,385	
2009 Households	2,512	35,712	142,857	
2014 Households	2,519	35,869	142,554	
1990-2000 Annual Rate	0.43%	0.6%	0.01%	
2000-2009 Annual Rate	0.32%	0.39%	0.11%	
2009-2014 Annual Rate	0.06%	0.09%	-0.04%	

The household count in this market area has changed from 141,385 in 2000 to 142,857 in the current year, a change of 0.11 percent annually. The five-year projection of households is 142,554, a change of -0.04 percent annually from the current year total. Average household size is currently 2.35, compared to 2.41 in the year 2000. The number of families in the current year is 85,583 in the market area.

### Housing

Currently, 54.0 percent of the 158,541 housing units in the market area are owner occupied; 36.1 percent, renter occupied; and 9.9 percent are vacant. In 2000, there were 154,093 housing units—55.5 percent owner occupied, 36.3 percent renter occupied and 8.2 percent vacant. The rate of change in housing units since 2000 is 0.31 percent. Median home value in the market area is \$139,969, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 4.44 percent annually to \$173,887. From 2000 to the current year, median home value changed by 6.27 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.



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<b>Median Household Income</b>			
1990 Median HH Income	\$37,886	\$36,626	\$29,957
2000 Median HH Income	\$41,349	\$46,132	\$37,684
2009 Median HH Income	\$53,152	\$61,154	\$49,536
2014 Median HH Income	\$56,571	\$63,737	\$53,387
1990-2000 Annual Rate	0.88%	2.33%	2.32%
2000-2009 Annual Rate	2.75%	3.09%	3%
2009-2014 Annual Rate	1.25%	0.83%	1.51%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$14,258	\$14,975	\$13,783
2000 Per Capita Income	\$19,069	\$21,548	\$19,793
2009 Per Capita Income	\$24,220	\$28,425	\$25,814
2014 Per Capita Income	\$25,521	\$29,948	\$27,468
1990-2000 Annual Rate	2.95%	3.71%	3.69%
2000-2009 Annual Rate	2.62%	3.04%	2.91%
2009-2014 Annual Rate	1.05%	1.05%	1.25%
<b>Average Household Income</b>			
1990 Average Household Income	\$40,920	\$40,298	\$35,392
2000 Average Household Income	\$47,870	\$54,307	\$48,641
2009 Average HH Income	\$60,912	\$69,975	\$61,663
2014 Average HH Income	\$63,695	\$73,216	\$65,083
1990-2000 Annual Rate	1.58%	3.03%	3.23%
2000-2009 Annual Rate	2.64%	2.78%	2.6%
2009-2014 Annual Rate	0.9%	0.91%	1.09%

### Households by Income

Current median household income is \$49,536 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$53,387 in five years. In 2000, median household income was \$37,684, compared to \$29,957 in 1990.

Current average household income is \$61,663 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$65,083 in five years. In 2000, average household income was \$48,641, compared to \$35,392 in 1990.

Current per capita income is \$25,814 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$27,468 in five years. In 2000, the per capita income was \$19,793, compared to \$13,783 in 1990.

### Population by Employment

Total Businesses	441	4,865	18,482
Total Employees	4,353	68,908	267,174

Currently, 90.5 percent of the civilian labor force in the identified market area is employed and 9.5 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 93.7 percent of the civilian labor force, and unemployment will be 6.3 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 64.1 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 65.6 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 17.9 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 16.4 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 78.7 percent of the market area population drove alone to work, and 2.4 percent worked at home. The average travel time to work in 2000 was 18.5 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 13.5 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 30.8 percent were high school graduates only (29.8 percent in the U.S.)
- 11.0 percent had completed an Associate degree (7.2 percent in the U.S.)
- 15.6 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 10.7 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)



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Site Type: Ring

## Site Map

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Latitude: 43.149924  
Longitude: -76.125568  
Rings: 1, 5, 10 Miles

