SHOP CITY

1820 Teall Ave, Syracuse, NY 13206

THUR RETAIL
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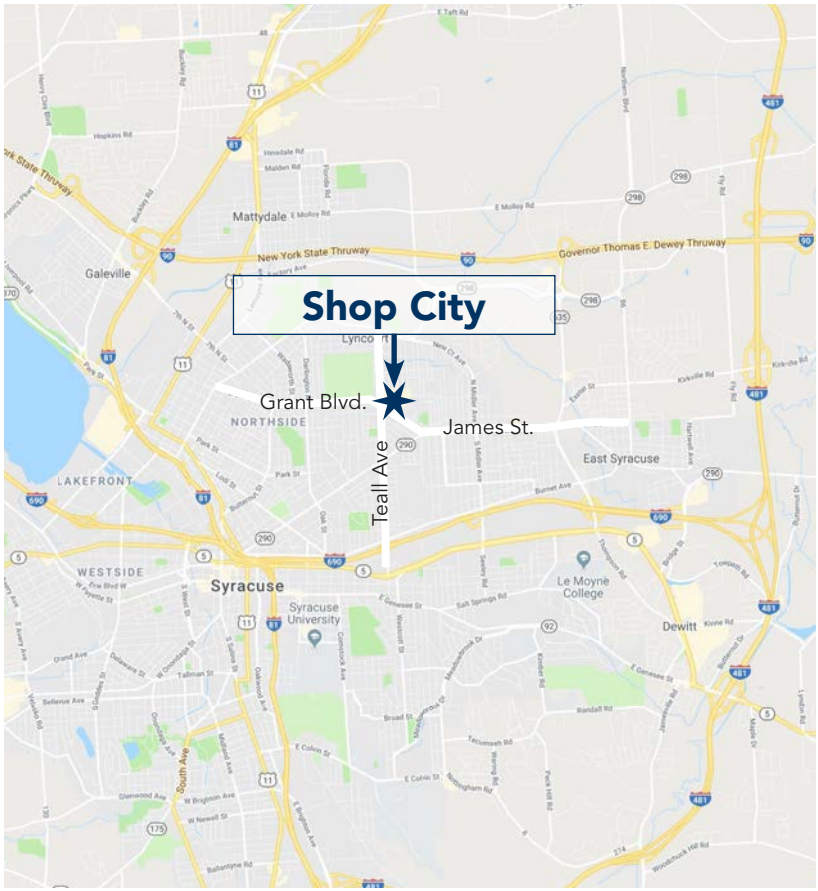
Commercial Real Estate Brokerage

ANCHOR SPACE AVAILABLE 32,644 SF



PROPERTY HIGHLIGHTS

- **AVAILABLE ANCHOR SPACE : 32,644 SF**
  Combining 25,178 SF (former Fallas) and 7,466 SF (former Family Dollar)
- **Available Drive-Thru: 3,264 SF** (former bank with drive-thru)
  Available Restaurant: 1,730 SF
- GLA: 296,586 SF
- Great grocery anchored center with strong demographics
  1,985 surface parking spaces

POPULATION		CARS PER DAY	AV. HH INCOME		EMPLOYEES	
3 Mi	114,268	Teall Avenue: 13,084	3 Mi	$58,295	3 Mi	97,648
5 Mi	219,207	Grant Boulevard: 10,325	5 Mi	$64,155	5 Mi	153,644
10 Mi	393,997		10 Mi	$78,994	10 Mi	202,980

last updated: 12/19/22 P. 1

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Micron Technology coming to Syracuse Area

Micron Technology plans to spend up to **$100 billion** building a mega-complex of computer chip plants in Syracuse's northern suburbs in what would be the largest single private investment in New York history.

Micron announced thed details about the project, which would create up to **9,000 jobs** over the next 20 years at the White Pine Commerce Park in Clay.

The project is expected to bring an additional **40,000 supply-chain and construction jobs** to the Syracuse area and New York state.

The company's plans call for building a massive **7.2 million-square-foot** complex that will include the nation's largest clean-room space. The clean-room facilities alone would cover about **2.4 million square feet**, about the size of **40 football fields**.

Micron would build up to **four separate semiconductor fabrication plants** in phases at the 1,300-acre site off Route 31, said Micron President and CEO Sanjay Mehrotra.

Micron said the local employees would be paid an average salary of more than **$100,000** per year.

Rendering shows Micron Technology Inc.'s planned semiconductor fabrication facility in Clay

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Largest Amazon Facility in NY is in Syracuse

At a ribbon-cutting ceremony for the 3**.8-million-square-foot** center on Morgan Road Thursday June 23rd 2022, company officials said the facility has already attained its initial goal of hiring 1,500 people and is continuing to hire.

The five-story building, known within the Amazon world as SYR1, is the **largest Amazon facility** in New York and serves much of the Upstate area, as well as parts of Massachusetts and Connecticut. And Amazon said the center will eventually serve customers in additional states.

In September 2022 the company's distribution center in Clay — at 3.8 million square feet, **one of the largest warehouses in the world** — employs over **2,500 full-time workers**, and plans to reach **3,000** by the end of October.
Just how big is the place? Consider this:

- The building currently holds **15 million products**, everything from books to electronics to consumer goods. As business ramps up, that number will rise to 40 million, according to Amazon.
- Around 10,000 robots operate inside the building, constantly carrying shelving units full of merchandise to and from humans for picking and sorting.
- More than 10 miles of computer-controlled conveyors wind through the entire structure, speeding merchandise from picking stations to packaging areas.
- **15,500 tons** of structural steel was used in its construction.
- You could fit **64 football fields** inside the building's five floors.

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Suite	Tenant	Category	SF
1	Tops	Supermarket	51,704
2	Rainbow	Apparel	4,959
2A	Pawn King	Pawn store	5,691
2B	Cricket	Wireless	1,350
3	Shop City Pizza & Grill	Restaurant - Pizza	1,440
4	Rent-a-center	Furniture rental	3,600
5	**Available**	**former retail**	**7,466**
6	**Available**	**former Fallas**	**25,178**
9	Atlas Chiropractic	Chiropractor	2,130
10	Liquor	Liquor store	2,080
11	H&R Block	Tax office	4,244
12	Empire Vision	Medical	4,000
13	Valu Home Center	Home improvement	25,716
14C	Rite-Aid	Convenience store	14,499
14B	Dollar Tree	Dollar store	12,756
14A	Powerhouse Gym	Fitness/Gym	9,150
15	Advance Auto	Auto parts	12,325
16	VCA Animal Hospital	Veterinary	3,660
17	Mc Donald's	Fast Food	4,000
18	M&T Bank	Bank	5,720

Suite	Tenant	Category	SF
19	Nails	Nail salon	1,848
21	**Available**	**Former bank**	**3,264**
22	Gift Baskets	Gift baskets	1,316
23	Spa	Spa	1,200
24	Layla's	Restaurant	1,140
25	Appliance Parts	Appliances	1,140
26	Quest Diagnostics	Medical	1,425
27	CSL Plasma	Medical	6,832
28	CSL Plasma - Drive Thru	Medical	3,000
29	Laudromat	Laundry	4,000
30	**Fish Cove**	**Restaurant**	**1,730**
31	China House	Restaurant	1,950
32	Smokers Choice	Smoke shop	2,904
33	Ultimate Beauty Supply	Beauty Supply	1,886
34	Metro by T-Mobile	Wireless	1,800

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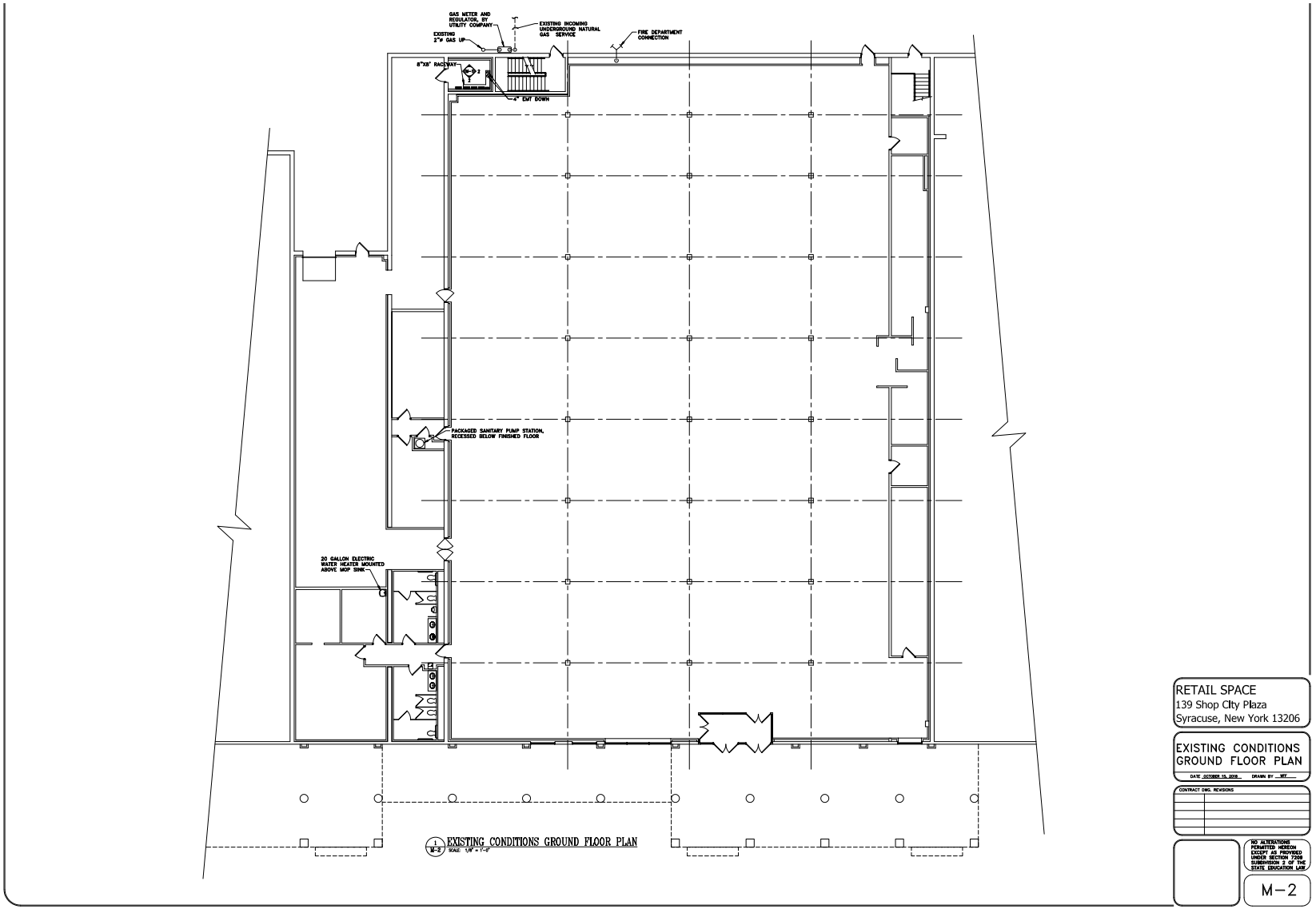
Former Fallas 25,178 SF - floor plan



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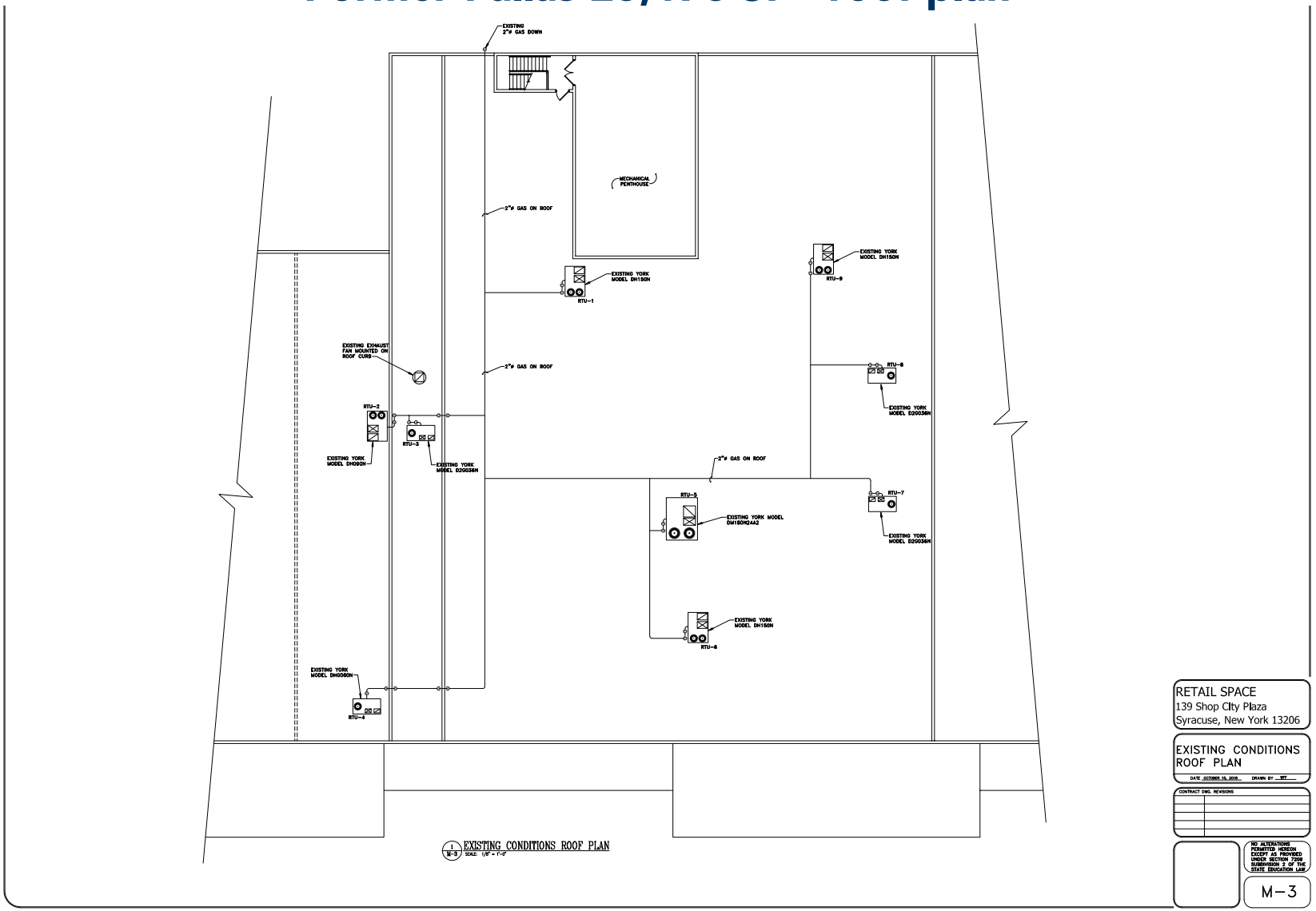
Former Fallas 25,178 SF - roof plan



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COMPLETE PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

Lat/Lon: 43.0744/-76.1227

RFULL9

Shop City Shopping Center **1830 Teall Ave, Syracuse, NY 13206**	**3 mi radius**		**5 mi radius**		**10 mi radius**	
Population						
Estimated Population (2021)	114,268		219,207		393,997	
Projected Population (2026)	112,491		215,090		388,898	
Census Population (2010)	112,202		217,518		388,898	
Census Population (2000)	110,226		218,577		384,966	
Projected Annual Growth (2021-2026)	-1,777	*-0.3%*	-4,117	*-0.4%*	-5,099	*-0.3%*
Historical Annual Growth (2010-2021)	2,066	*0.2%*	1,690	-	5,099	*0.1%*
Historical Annual Growth (2000-2010)	1,976	*0.2%*	-1,059	-	3,932	*0.1%*
Estimated Population Density (2021)	4,043	*psm*	2,792	*psm*	1,255	*psm*
Trade Area Size	28.3	*sq mi*	78.5	*sq mi*	314.0	*sq mi*
Households						
Estimated Households (2021)	47,959		92,219		164,107	
Projected Households (2026)	49,147		94,088		168,278	
Census Households (2010)	45,266		88,424		156,960	
Census Households (2000)	45,681		89,800		153,450	
Projected Annual Growth (2021-2026)	1,187	*0.5%*	1,870	*0.4%*	4,171	*0.5%*
Historical Annual Change (2000-2021)	2,279	*0.2%*	2,419	*0.1%*	10,657	*0.3%*
Average Household Income						
Estimated Average Household Income (2021)	$58,295		$64,155		$78,994	
Projected Average Household Income (2026)	$67,539		$74,421		$91,155	
Census Average Household Income (2010)	$43,157		$49,142		$61,248	
Census Average Household Income (2000)	$38,485		$42,403		$51,215	
Projected Annual Change (2021-2026)	$9,244	*3.2%*	$10,266	*3.2%*	$12,161	*3.1%*
Historical Annual Change (2000-2021)	$19,811	*2.5%*	$21,752	*2.4%*	$27,778	*2.6%*
Median Household Income						
Estimated Median Household Income (2021)	$46,093		$52,061		$65,666	
Projected Median Household Income (2026)	$53,028		$60,029		$76,145	
Census Median Household Income (2010)	$34,644		$40,123		$51,242	
Census Median Household Income (2000)	$29,242		$33,655		$42,048	
Projected Annual Change (2021-2026)	$6,936	*3.0%*	$7,967	*3.1%*	$10,479	*3.2%*
Historical Annual Change (2000-2021)	$16,851	*2.7%*	$18,406	*2.6%*	$23,618	*2.7%*
Per Capita Income						
Estimated Per Capita Income (2021)	$25,011		$27,384		$33,165	
Projected Per Capita Income (2026)	$30,060		$32,957		$39,709	
Census Per Capita Income (2010)	$17,411		$19,977		$24,720	
Census Per Capita Income (2000)	$15,874		$17,344		$20,366	
Projected Annual Change (2021-2026)	$5,049	*4.0%*	$5,573	*4.1%*	$6,544	*3.9%*
Historical Annual Change (2000-2021)	$9,137	*2.7%*	$10,041	*2.8%*	$12,799	*3.0%*
Estimated Average Household Net Worth (2021)	$458,611		$522,837		$711,160	

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Demographic Source: Applied Geographic Solutions 5/2021, TIGER Geography

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COMPLETE PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

Lat/Lon: 43.0744/-76.1227

RFULL9

Shop City Shopping Center **1830 Teall Ave, Syracuse, NY 13206**	**3 mi radius**		**5 mi radius**		**10 mi radius**	
Race and Ethnicity						
Total Population (2021)	114,268		219,207		393,997	
White (2021)	73,122	*64.0%*	143,705	*65.6%*	296,237	*75.2%*
Black or African American (2021)	23,386	*20.5%*	46,506	*21.2%*	56,097	*14.2%*
American Indian or Alaska Native (2021)	1,057	*0.9%*	1,893	*0.9%*	3,116	*0.8%*
Asian (2021)	8,261	*7.2%*	11,747	*5.4%*	17,502	*4.4%*
Hawaiian or Pacific Islander (2021)	46	-	69	-	129	-
Other Race (2021)	2,504	*2.2%*	5,004	*2.3%*	6,090	*1.5%*
Two or More Races (2021)	5,892	*5.2%*	10,283	*4.7%*	14,827	*3.8%*
Population < 18 (2021)	22,283	*19.5%*	43,748	*20.0%*	79,126	*20.1%*
White Not Hispanic	8,940	*40.1%*	18,704	*42.8%*	46,257	*58.5%*
Black or African American	6,704	*30.1%*	13,598	*31.1%*	16,185	*20.5%*
Asian	1,809	*8.1%*	2,470	*5.6%*	3,942	*5.0%*
Other Race Not Hispanic	2,469	*11.1%*	4,361	*10.0%*	6,475	*8.2%*
Hispanic	2,360	*10.6%*	4,614	*10.5%*	6,267	*7.9%*
Not Hispanic or Latino Population (2021)	105,204	*92.1%*	202,464	*92.4%*	371,850	*94.4%*
Not Hispanic White	69,255	*65.8%*	136,852	*67.6%*	286,321	*77.0%*
Not Hispanic Black or African American	21,895	*20.8%*	43,767	*21.6%*	52,862	*14.2%*
Not Hispanic American Indian or Alaska Native	933	*0.9%*	1,639	*0.8%*	2,740	*0.7%*
Not Hispanic Asian	8,152	*7.7%*	11,604	*5.7%*	17,331	*4.7%*
Not Hispanic Hawaiian or Pacific Islander	39	-	60	-	101	-
Not Hispanic Other Race	143	*0.1%*	242	*0.1%*	390	*0.1%*
Not Hispanic Two or More Races	4,788	*4.6%*	8,301	*4.1%*	12,105	*3.3%*
Hispanic or Latino Population (2021)	9,064	*7.9%*	16,743	*7.6%*	22,147	*5.6%*
Hispanic White	3,867	*42.7%*	6,853	*40.9%*	9,916	*44.8%*
Hispanic Black or African American	1,491	*16.5%*	2,739	*16.4%*	3,235	*14.6%*
Hispanic American Indian or Alaska Native	124	*1.4%*	254	*1.5%*	376	*1.7%*
Hispanic Asian	109	*1.2%*	143	*0.9%*	171	*0.8%*
Hispanic Hawaiian or Pacific Islander	6	-	9	-	28	*0.1%*
Hispanic Other Race	2,361	*26.1%*	4,762	*28.4%*	5,700	*25.7%*
Hispanic Two or More Races	1,104	*12.2%*	1,983	*11.8%*	2,721	*12.3%*
Not Hispanic or Latino Population (2010)	104,751	*93.4%*	203,557	*93.6%*	371,288	*95.5%*
Hispanic or Latino Population (2010)	7,452	*6.6%*	13,961	*6.4%*	17,609	*4.5%*
Not Hispanic or Latino Population (2000)	105,840	*96.0%*	209,931	*96.0%*	374,360	*97.2%*
Hispanic or Latino Population (2000)	4,386	*4.0%*	8,646	*4.0%*	10,606	*2.8%*
Not Hispanic or Latino Population (2026)	103,437	*92.0%*	198,416	*92.2%*	366,478	*94.2%*
Hispanic or Latino Population (2026)	9,054	*8.0%*	16,674	*7.8%*	22,420	*5.8%*
Projected Annual Growth (2021-2026)	-9	-	-69	-	273	-
Historical Annual Growth (2000-2010)	3,066	*7.0%*	5,315	*6.1%*	7,003	*6.6%*

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Lat/Lon: 43.0744/-76.1227

RFULL9

Shop City Shopping Center **1830 Teall Ave, Syracuse, NY 13206**	**3 mi radius**		**5 mi radius**		**10 mi radius**	
Total Age Distribution (2021)						
Total Population	114,268		219,207		393,997	
Age Under 5 Years	6,742	*5.9%*	12,781	*5.8%*	21,737	*5.5%*
Age 5 to 9 Years	6,484	*5.7%*	12,648	*5.8%*	22,874	*5.8%*
Age 10 to 14 Years	5,943	*5.2%*	12,030	*5.5%*	22,644	*5.7%*
Age 15 to 19 Years	10,068	*8.8%*	17,011	*7.8%*	27,285	*6.9%*
Age 20 to 24 Years	12,960	*11.3%*	20,602	*9.4%*	29,061	*7.4%*
Age 25 to 29 Years	9,651	*8.4%*	17,487	*8.0%*	27,457	*7.0%*
Age 30 to 34 Years	8,531	*7.5%*	16,055	*7.3%*	27,554	*7.0%*
Age 35 to 39 Years	6,699	*5.9%*	12,990	*5.9%*	24,388	*6.2%*
Age 40 to 44 Years	5,709	*5.0%*	11,093	*5.1%*	21,579	*5.5%*
Age 45 to 49 Years	5,409	*4.7%*	10,465	*4.8%*	20,670	*5.2%*
Age 50 to 54 Years	6,056	*5.3%*	12,021	*5.5%*	23,893	*6.1%*
Age 55 to 59 Years	6,558	*5.7%*	13,525	*6.2%*	26,835	*6.8%*
Age 60 to 64 Years	6,288	*5.5%*	13,234	*6.0%*	26,549	*6.7%*
Age 65 to 69 Years	5,148	*4.5%*	11,293	*5.2%*	22,534	*5.7%*
Age 70 to 74 Years	4,166	*3.6%*	8,916	*4.1%*	17,905	*4.5%*
Age 75 to 79 Years	2,879	*2.5%*	6,325	*2.9%*	12,246	*3.1%*
Age 80 to 84 Years	2,110	*1.8%*	4,613	*2.1%*	8,470	*2.1%*
Age 85 Years or Over	2,868	*2.5%*	6,120	*2.8%*	10,316	*2.6%*
Median Age	33.8		36.3		39.0	
Age 19 Years or Less	29,237	*25.6%*	54,470	*24.8%*	94,539	*24.0%*
Age 20 to 64 Years	67,860	*59.4%*	127,471	*58.2%*	227,987	*57.9%*
Age 65 Years or Over	17,171	*15.0%*	37,266	*17.0%*	71,471	*18.1%*
Female Age Distribution (2021)						
Female Population	59,256	*51.9%*	114,795	*52.4%*	205,004	*52.0%*
Age Under 5 Years	3,255	*5.5%*	6,148	*5.4%*	10,489	*5.1%*
Age 5 to 9 Years	3,129	*5.3%*	6,175	*5.4%*	11,201	*5.5%*
Age 10 to 14 Years	2,956	*5.0%*	5,902	*5.1%*	11,100	*5.4%*
Age 15 to 19 Years	5,406	*9.1%*	8,974	*7.8%*	13,896	*6.8%*
Age 20 to 24 Years	6,734	*11.4%*	10,748	*9.4%*	14,864	*7.3%*
Age 25 to 29 Years	4,880	*8.2%*	8,929	*7.8%*	13,982	*6.8%*
Age 30 to 34 Years	4,374	*7.4%*	8,251	*7.2%*	14,180	*6.9%*
Age 35 to 39 Years	3,305	*5.6%*	6,662	*5.8%*	12,581	*6.1%*
Age 40 to 44 Years	2,813	*4.7%*	5,577	*4.9%*	10,936	*5.3%*
Age 45 to 49 Years	2,701	*4.6%*	5,322	*4.6%*	10,574	*5.2%*
Age 50 to 54 Years	2,967	*5.0%*	6,020	*5.2%*	12,061	*5.9%*
Age 55 to 59 Years	3,336	*5.6%*	7,012	*6.1%*	13,860	*6.8%*
Age 60 to 64 Years	3,230	*5.5%*	6,959	*6.1%*	13,887	*6.8%*
Age 65 to 69 Years	2,818	*4.8%*	6,284	*5.5%*	12,231	*6.0%*
Age 70 to 74 Years	2,292	*3.9%*	4,960	*4.3%*	9,912	*4.8%*
Age 75 to 79 Years	1,688	*2.8%*	3,685	*3.2%*	7,063	*3.4%*
Age 80 to 84 Years	1,352	*2.3%*	2,911	*2.5%*	5,183	*2.5%*
Age 85 Years or Over	2,020	*3.4%*	4,277	*3.7%*	7,005	*3.4%*
Female Median Age	35.0		37.8		40.5	
Age 19 Years or Less	14,747	*24.9%*	27,199	*23.7%*	46,685	*22.8%*
Age 20 to 64 Years	34,340	*58.0%*	65,480	*57.0%*	116,925	*57.0%*
Age 65 Years or Over	10,170	*17.2%*	22,116	*19.3%*	41,394	*20.2%*

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RFULL9

Shop City Shopping Center **1830 Teall Ave, Syracuse, NY 13206**	**3 mi radius**		**5 mi radius**		**10 mi radius**	
Male Age Distribution (2021)						
Male Population	55,011	*48.1%*	104,412	*47.6%*	188,993	*48.0%*
Age Under 5 Years	3,486	*6.3%*	6,633	*6.4%*	11,248	*6.0%*
Age 5 to 9 Years	3,355	*6.1%*	6,474	*6.2%*	11,673	*6.2%*
Age 10 to 14 Years	2,986	*5.4%*	6,128	*5.9%*	11,545	*6.1%*
Age 15 to 19 Years	4,662	*8.5%*	8,037	*7.7%*	13,389	*7.1%*
Age 20 to 24 Years	6,227	*11.3%*	9,854	*9.4%*	14,197	*7.5%*
Age 25 to 29 Years	4,771	*8.7%*	8,558	*8.2%*	13,474	*7.1%*
Age 30 to 34 Years	4,157	*7.6%*	7,803	*7.5%*	13,374	*7.1%*
Age 35 to 39 Years	3,393	*6.2%*	6,327	*6.1%*	11,808	*6.2%*
Age 40 to 44 Years	2,896	*5.3%*	5,516	*5.3%*	10,644	*5.6%*
Age 45 to 49 Years	2,708	*4.9%*	5,143	*4.9%*	10,097	*5.3%*
Age 50 to 54 Years	3,090	*5.6%*	6,000	*5.7%*	11,831	*6.3%*
Age 55 to 59 Years	3,222	*5.9%*	6,513	*6.2%*	12,975	*6.9%*
Age 60 to 64 Years	3,058	*5.6%*	6,275	*6.0%*	12,662	*6.7%*
Age 65 to 69 Years	2,330	*4.2%*	5,009	*4.8%*	10,303	*5.5%*
Age 70 to 74 Years	1,874	*3.4%*	3,956	*3.8%*	7,993	*4.2%*
Age 75 to 79 Years	1,192	*2.2%*	2,640	*2.5%*	5,184	*2.7%*
Age 80 to 84 Years	757	*1.4%*	1,702	*1.6%*	3,287	*1.7%*
Age 85 Years or Over	848	*1.5%*	1,843	*1.8%*	3,311	*1.8%*
Male Median Age	32.7		34.6		37.4	
Age 19 Years or Less	14,490	*26.3%*	27,271	*26.1%*	47,854	*25.3%*
Age 20 to 64 Years	33,520	*60.9%*	61,991	*59.4%*	111,062	*58.8%*
Age 65 Years or Over	7,001	*12.7%*	15,150	*14.5%*	30,077	*15.9%*
Males per 100 Females (2021)						
Overall Comparison						
Age Under 5 Years	107	*51.7%*	108	*51.9%*	107	*51.7%*
Age 5 to 9 Years	107	*51.7%*	105	*51.2%*	104	*51.0%*
Age 10 to 14 Years	101	*50.3%*	104	*50.9%*	104	*50.9%*
Age 15 to 19 Years	86	*46.3%*	90	*47.2%*	96	*49.1%*
Age 20 to 24 Years	92	*48.0%*	92	*47.8%*	96	*48.9%*
Age 25 to 29 Years	98	*49.4%*	96	*48.9%*	96	*49.1%*
Age 30 to 34 Years	95	*48.7%*	95	*48.6%*	94	*48.5%*
Age 35 to 39 Years	103	*50.7%*	95	*48.7%*	94	*48.4%*
Age 40 to 44 Years	103	*50.7%*	99	*49.7%*	97	*49.3%*
Age 45 to 49 Years	100	*50.1%*	97	*49.1%*	95	*48.8%*
Age 50 to 54 Years	104	*51.0%*	100	*49.9%*	98	*49.5%*
Age 55 to 59 Years	97	*49.1%*	93	*48.2%*	94	*48.4%*
Age 60 to 64 Years	95	*48.6%*	90	*47.4%*	91	*47.7%*
Age 65 to 69 Years	83	*45.3%*	80	*44.4%*	84	*45.7%*
Age 70 to 74 Years	82	*45.0%*	80	*44.4%*	81	*44.6%*
Age 75 to 79 Years	71	*41.4%*	72	*41.7%*	73	*42.3%*
Age 80 to 84 Years	56	*35.9%*	58	*36.9%*	63	*38.8%*
Age 85 Years or Over	42	*29.6%*	43	*30.1%*	47	*32.1%*
Age 19 Years or Less	98	*49.6%*	100	*50.1%*	103	*50.6%*
Age 20 to 39 Years	96	*49.0%*	94	*48.5%*	95	*48.7%*
Age 40 to 64 Years	100	*49.9%*	95	*48.8%*	95	*48.7%*
Age 65 Years or Over	69	*40.8%*	69	*40.7%*	73	*42.1%*

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COMPLETE PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

Lat/Lon: 43.0744/-76.1227

RFULL9

Shop City Shopping Center **1830 Teall Ave, Syracuse, NY 13206**	**3 mi radius**		**5 mi radius**		**10 mi radius**	
Household Type (2021)						
Total Households	47,959		92,219		164,107	
Households with Children	11,855	*24.7%*	24,106	*26.1%*	45,240	*27.6%*
Average Household Size	2.2		2.2		2.3	
Household Density per Square Mile	1,697		1,175		523	
Population Family	70,070	*61.3%*	147,302	*67.2%*	290,663	*73.8%*
Population Non-Family	33,870	*29.6%*	57,206	*26.1%*	86,466	*21.9%*
Population Group Quarters	10,327	*9.0%*	14,699	*6.7%*	16,869	*4.3%*
Family Households	22,298	*46.5%*	47,452	*51.5%*	95,125	*58.0%*
Married Couple Households	11,738	*52.6%*	26,870	*56.6%*	64,385	*67.7%*
Other Family Households with Children	10,560	*47.4%*	20,581	*43.4%*	30,739	*32.3%*
Family Households with Children	11,700	*52.5%*	23,800	*50.2%*	44,722	*47.0%*
Married Couple with Children	4,622	*39.5%*	10,067	*42.3%*	25,001	*55.9%*
Other Family Households with Children	7,077	*60.5%*	13,734	*57.7%*	19,721	*44.1%*
Family Households No Children	10,599	*47.5%*	23,651	*49.8%*	50,402	*53.0%*
Married Couple No Children	7,115	*67.1%*	16,804	*71.0%*	39,384	*78.1%*
Other Family Households No Children	3,483	*32.9%*	6,848	*29.0%*	11,018	*21.9%*
Non-Family Households	25,661	*53.5%*	44,767	*48.5%*	68,982	*42.0%*
Non-Family Households with Children	156	*0.6%*	306	*0.7%*	517	*0.7%*
Non-Family Households No Children	25,506	*99.4%*	44,461	*99.3%*	68,465	*99.3%*
Average Family Household Size	3.1		3.1		3.1	
Average Family Income	$76,212		$81,062		$99,922	
Median Family Income	$64,017		$69,672		$86,294	
Average Non-Family Household Size	1.3		1.3		1.3	
Marital Status (2021)						
Population Age 15 Years or Over	95,099		181,748		326,742	
Never Married	50,322	*52.9%*	87,151	*48.0%*	131,046	*40.1%*
Currently Married	24,955	*26.2%*	54,206	*29.8%*	127,893	*39.1%*
Previously Married	19,822	*20.8%*	40,392	*22.2%*	67,803	*20.8%*
Separated	4,806	*24.2%*	8,918	*22.1%*	13,425	*19.8%*
Widowed	5,233	*26.4%*	11,676	*28.9%*	20,448	*30.2%*
Divorced	9,783	*49.4%*	19,798	*49.0%*	33,930	*50.0%*
Educational Attainment (2021)						
Adult Population Age 25 Years or Over	72,071		144,135		270,397	
Elementary (Grade Level 0 to 8)	4,853	*6.7%*	6,811	*4.7%*	8,777	*3.2%*
Some High School (Grade Level 9 to 11)	7,275	*10.1%*	12,602	*8.7%*	17,027	*6.3%*
High School Graduate	19,328	*26.8%*	39,528	*27.4%*	68,480	*25.3%*
Some College	12,792	*17.7%*	25,659	*17.8%*	47,228	*17.5%*
Associate Degree Only	7,013	*9.7%*	15,122	*10.5%*	31,637	*11.7%*
Bachelor Degree Only	11,574	*16.1%*	24,768	*17.2%*	54,451	*20.1%*
Graduate Degree	9,235	*12.8%*	19,647	*13.6%*	42,798	*15.8%*
Any College (Some College or Higher)	40,615	*56.4%*	85,195	*59.1%*	176,113	*65.1%*
College Degree + (Bachelor Degree or Higher)	20,809	*28.9%*	44,414	*30.8%*	97,249	*36.0%*

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RFULL9

Shop City Shopping Center **1830 Teall Ave, Syracuse, NY 13206**	**3 mi radius**		**5 mi radius**		**10 mi radius**	
Housing						
Total Housing Units (2021)	51,926		99,787		174,706	
Total Housing Units (2010)	49,927		96,925		168,515	
Historical Annual Growth (2010-2021)	1,999	*0.4%*	2,861	*0.3%*	6,191	*0.3%*
Housing Units Occupied (2021)	47,959	*92.4%*	92,219	*92.4%*	164,107	*93.9%*
Housing Units Owner-Occupied	19,448	*40.6%*	44,335	*48.1%*	99,883	*60.9%*
Housing Units Renter-Occupied	28,511	*59.4%*	47,884	*51.9%*	64,224	*39.1%*
Housing Units Vacant (2021)	3,967	*7.6%*	7,568	*7.6%*	10,599	*6.1%*
Household Size (2021)						
Total Households	47,959		92,219		164,107	
1 Person Households	20,373	*42.5%*	35,991	*39.0%*	55,931	*34.1%*
2 Person Households	13,174	*27.5%*	27,265	*29.6%*	52,767	*32.2%*
3 Person Households	6,506	*13.6%*	13,064	*14.2%*	24,344	*14.8%*
4 Person Households	4,221	*8.8%*	8,773	*9.5%*	18,372	*11.2%*
5 Person Households	2,102	*4.4%*	4,147	*4.5%*	8,063	*4.9%*
6 Person Households	870	*1.8%*	1,666	*1.8%*	2,818	*1.7%*
7 or More Person Households	713	*1.5%*	1,312	*1.4%*	1,812	*1.1%*
Household Income Distribution (2021)						
HH Income $200,000 or More	1,410	*2.9%*	3,278	*3.6%*	9,374	*5.7%*
HH Income $150,000 to $199,999	1,534	*3.2%*	3,689	*4.0%*	10,052	*6.1%*
HH Income $125,000 to $149,999	1,929	*4.0%*	4,242	*4.6%*	10,415	*6.3%*
HH Income $100,000 to $124,999	2,744	*5.7%*	6,419	*7.0%*	14,447	*8.8%*
HH Income $75,000 to $99,999	4,987	*10.4%*	10,756	*11.7%*	21,571	*13.1%*
HH Income $50,000 to $74,999	8,863	*18.5%*	17,246	*18.7%*	31,559	*19.2%*
HH Income $35,000 to $49,999	6,564	*13.7%*	11,982	*13.0%*	18,998	*11.6%*
HH Income $25,000 to $34,999	5,107	*10.6%*	9,107	*9.9%*	13,628	*8.3%*
HH Income $15,000 to $24,999	5,371	*11.2%*	9,524	*10.3%*	13,368	*8.1%*
HH Income $10,000 to $14,999	3,579	*7.5%*	5,865	*6.4%*	7,410	*4.5%*
HH Income Under $10,000	5,871	*12.2%*	10,110	*11.0%*	13,284	*8.1%*
Household Vehicles (2021)						
Households 0 Vehicles Available	11,411	*23.8%*	18,631	*20.2%*	22,605	*13.8%*
Households 1 Vehicle Available	21,226	*44.3%*	39,547	*42.9%*	63,578	*38.7%*
Households 2 Vehicles Available	11,908	*24.8%*	26,041	*28.2%*	57,550	*35.1%*
Households 3 or More Vehicles Available	3,415	*7.1%*	8,000	*8.7%*	20,373	*12.4%*
Total Vehicles Available	56,551		117,969		246,347	
Average Vehicles per Household	1.2		1.3		1.5	
Owner-Occupied Household Vehicles	32,176	*56.9%*	75,938	*64.4%*	184,842	*75.0%*
Average Vehicles per Owner-Occupied Household	1.7		1.7		1.9	
Renter-Occupied Household Vehicles	24,375	*43.1%*	42,032	*35.6%*	61,505	*25.0%*
Average Vehicles per Renter-Occupied Household	-		-		-	
Travel Time (2021)						
Worker Base Age 16 years or Over	53,437		102,478		184,694	
Travel to Work in 14 Minutes or Less	19,771	*37.0%*	36,850	*36.0%*	57,569	*31.2%*
Travel to Work in 15 to 29 Minutes	19,319	*36.2%*	40,178	*39.2%*	85,528	*46.3%*
Travel to Work in 30 to 59 Minutes	5,708	*10.7%*	11,263	*11.0%*	25,600	*13.9%*
Travel to Work in 60 Minutes or More	1,647	*3.1%*	3,209	*3.1%*	6,370	*3.4%*
Work at Home	2,609	*4.9%*	4,767	*4.7%*	8,361	*4.5%*
Average Minutes Travel to Work	15.3		16.0		17.6	

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Shop City Shopping Center **1830 Teall Ave, Syracuse, NY 13206**	**3 mi radius**		**5 mi radius**		**10 mi radius**	
Transportation To Work (2021)						
Worker Base Age 16 years or Over	53,437		102,478		184,694	
Drive to Work Alone	38,106	*71.3%*	75,413	*73.6%*	141,288	*76.5%*
Drive to Work in Carpool	4,654	*8.7%*	8,541	*8.3%*	14,695	*8.0%*
Travel to Work by Public Transportation	3,371	*6.3%*	6,438	*6.3%*	10,014	*5.4%*
Drive to Work on Motorcycle	34	-	63	-	105	-
Bicycle to Work	300	*0.6%*	438	*0.4%*	619	*0.3%*
Walk to Work	3,280	*6.1%*	4,910	*4.8%*	6,588	*3.6%*
Other Means	1,083	*2.0%*	1,907	*1.9%*	3,024	*1.6%*
Work at Home	2,609	*4.9%*	4,767	*4.7%*	8,361	*4.5%*
Daytime Demographics (2021)						
Total Businesses	5,780		9,364		13,407	
Total Employees	97,648		153,644		202,980	
Company Headquarter Businesses	359	*6.2%*	562	*6.0%*	739	*5.5%*
Company Headquarter Employees	16,439	*16.8%*	23,150	*15.1%*	29,371	*14.5%*
Employee Population per Business	16.9	to 1	16.4	to 1	15.1	to 1
Residential Population per Business	19.8	to 1	23.4	to 1	29.4	to 1
Adj. Daytime Demographics Age 16 Years or Over	143,106		237,464		342,114	
Labor Force						
Labor Population Age 16 Years or Over (2021)	94,057		179,668		322,838	
Labor Force Total Males (2021)	44,635	*47.5%*	84,098	*46.8%*	152,473	*47.2%*
Male Civilian Employed	23,622	*52.9%*	46,676	*55.5%*	90,794	*59.5%*
Male Civilian Unemployed	2,301	*5.2%*	4,200	*5.0%*	7,540	*4.9%*
Males in Armed Forces	141	*0.3%*	199	*0.2%*	455	*0.3%*
Males Not in Labor Force	18,570	*41.6%*	33,023	*39.3%*	53,683	*35.2%*
Labor Force Total Females (2021)	49,422	*52.5%*	95,569	*53.2%*	170,365	*52.8%*
Female Civilian Employed	24,835	*50.3%*	48,912	*51.2%*	92,388	*54.2%*
Female Civilian Unemployed	1,990	*4.0%*	3,911	*4.1%*	6,777	*4.0%*
Females in Armed Forces	-	-	60	-	66	-
Females Not in Labor Force	22,597	*45.7%*	42,686	*44.7%*	71,133	*41.8%*
Unemployment Rate	4,291	*4.6%*	8,111	*4.5%*	14,318	*4.4%*
Occupation (2021)						
Occupation Population Age 16 Years or Over	48,457		95,588		183,183	
Occupation Total Males	23,622	*48.7%*	46,676	*48.8%*	90,794	*49.6%*
Occupation Total Females	24,835	51.3%	48,912	51.2%	92,388	50.4%
Management, Business, Financial Operations	5,489	11.3%	12,022	12.6%	26,739	14.6%
Professional, Related	12,094	25.0%	24,488	25.6%	49,931	27.3%
Service	10,949	*22.6%*	20,017	*20.9%*	33,525	*18.3%*
Sales, Office	11,020	*22.7%*	22,085	*23.1%*	42,193	*23.0%*
Farming, Fishing, Forestry	12	-	23	-	51	-
Construction, Extraction, Maintenance	2,903	*6.0%*	6,059	*6.3%*	11,790	*6.4%*
Production, Transport, Material Moving	5,990	*12.4%*	10,895	*11.4%*	18,954	*10.3%*
White Collar Workers	28,603	*59.0%*	58,595	*61.3%*	118,862	*64.9%*
Blue Collar Workers	19,854	*41.0%*	36,993	*38.7%*	64,320	*35.1%*

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Shop City Shopping Center **1830 Teall Ave, Syracuse, NY 13206**	**3 mi radius**		**5 mi radius**		**10 mi radius**	
Units In Structure (2021)						
Total Units	45,266		88,424		156,960	
1 Detached Unit	20,680	*45.7%*	46,273	*52.3%*	99,226	*63.2%*
1 Attached Unit	1,215	*2.7%*	2,692	*3.0%*	5,467	*3.5%*
2 Units	7,161	*15.8%*	12,066	*13.6%*	15,122	*9.6%*
3 to 4 Units	3,823	*8.4%*	6,246	*7.1%*	8,316	*5.3%*
5 to 9 Units	2,986	*6.6%*	5,488	*6.2%*	8,637	*5.5%*
10 to 19 Units	2,531	*5.6%*	4,538	*5.1%*	6,769	*4.3%*
20 to 49 Units	3,145	*6.9%*	4,935	*5.6%*	6,519	*4.2%*
50 or More Units	5,953	*13.2%*	9,109	*10.3%*	11,708	*7.5%*
Mobile Home or Trailer	458	*1.0%*	836	*0.9%*	2,294	*1.5%*
Other Structure	7	-	37	-	48	-
Homes Built By Year (2021)						
Homes Built 2014 or later	858	*1.7%*	1,410	*1.4%*	2,894	*1.7%*
Homes Built 2010 to 2013	191	*0.4%*	725	*0.7%*	1,914	*1.1%*
Homes Built 2000 to 2009	1,157	*2.2%*	2,987	*3.0%*	9,448	*5.4%*
Homes Built 1990 to 1999	1,918	*3.7%*	3,965	*4.0%*	10,221	*5.9%*
Homes Built 1980 to 1989	1,938	*3.7%*	4,851	*4.9%*	15,249	*8.7%*
Homes Built 1970 to 1979	3,883	*7.5%*	8,908	*8.9%*	21,116	*12.1%*
Homes Built 1960 to 1969	5,310	*10.2%*	11,102	*11.1%*	21,823	*12.5%*
Homes Built 1950 to 1959	9,550	*18.4%*	19,616	*19.7%*	31,398	*18.0%*
Homes Built 1940 to 1949	6,115	*11.8%*	10,440	*10.5%*	14,010	*8.0%*
Homes Built Before 1939	17,039	*32.8%*	28,216	*28.3%*	36,033	*20.6%*
Median Age of Homes	60.7	*yrs*	58.3	*yrs*	52.1	*yrs*
Home Values (2021)						
Owner Specified Housing Units	19,448		44,335		99,883	
Home Values $1,000,000 or More	152	*0.8%*	326	*0.7%*	760	*0.8%*
Home Values $750,000 to $999,999	263	*1.4%*	492	*1.1%*	950	*1.0%*
Home Values $500,000 to $749,999	327	*1.7%*	811	*1.8%*	2,039	*2.0%*
Home Values $400,000 to $499,999	346	*1.8%*	889	*2.0%*	2,242	*2.2%*
Home Values $300,000 to $399,999	723	*3.7%*	1,754	*4.0%*	4,917	*4.9%*
Home Values $250,000 to $299,999	709	*3.6%*	1,924	*4.3%*	5,805	*5.8%*
Home Values $200,000 to $249,999	1,338	*6.9%*	3,502	*7.9%*	11,041	*11.1%*
Home Values $175,000 to $199,999	1,033	*5.3%*	2,925	*6.6%*	8,132	*8.1%*
Home Values $150,000 to $174,999	1,883	*9.7%*	5,098	*11.5%*	13,351	*13.4%*
Home Values $125,000 to $149,999	2,132	*11.0%*	5,448	*12.3%*	13,347	*13.4%*
Home Values $100,000 to $124,999	3,013	*15.5%*	7,059	*15.9%*	14,291	*14.3%*
Home Values $90,000 to $99,999	1,702	*8.8%*	3,130	*7.1%*	5,335	*5.3%*
Home Values $80,000 to $89,999	1,717	*8.8%*	2,906	*6.6%*	4,805	*4.8%*
Home Values $70,000 to $79,999	1,580	*8.1%*	2,695	*6.1%*	4,169	*4.2%*
Home Values $60,000 to $69,999	891	*4.6%*	1,776	*4.0%*	2,773	*2.8%*
Home Values $50,000 to $59,999	602	*3.1%*	1,244	*2.8%*	1,752	*1.8%*
Home Values $35,000 to $49,999	384	*2.0%*	886	*2.0%*	1,240	*1.2%*
Home Values $25,000 to $34,999	137	*0.7%*	316	*0.7%*	510	*0.5%*
Home Values $10,000 to $24,999	347	*1.8%*	773	*1.7%*	1,594	*1.6%*
Home Values Under $10,000	168	*0.9%*	380	*0.9%*	831	*0.8%*
Owner-Occupied Median Home Value	$122,011		$133,074		$152,479	
Renter-Occupied Median Rent	$749		$754		$780	

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Demographic Source: Applied Geographic Solutions 5/2021, TIGER Geography

COMPLETE PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

Lat/Lon: 43.0744/-76.1227

RFULL9

Shop City Shopping Center **1830 Teall Ave, Syracuse, NY 13206**	**3 mi radius**		**5 mi radius**		**10 mi radius**	
Total Annual Consumer Expenditure (2021)						
Total Household Expenditure	$2.3 B		$4.72 B		$9.71 B	
Total Non-Retail Expenditure	$1.22 B		$2.5 B		$5.13 B	
Total Retail Expenditure	$1.08 B		$2.22 B		$4.58 B	
Apparel	$80.49 M		$165.09 M		$341.27 M	
Contributions	$71.39 M		$148.64 M		$315.05 M	
Education	$65.78 M		$135.82 M		$288.7 M	
Entertainment	$126.35 M		$261.45 M		$547.18 M	
Food and Beverages	$344.19 M		$702.91 M		$1.43 B	
Furnishings and Equipment	$78.71 M		$162.82 M		$340.4 M	
Gifts	$54.25 M		$112.24 M		$236.95 M	
Health Care	$197.56 M		$405.14 M		$827.31 M	
Household Operations	$88.97 M		$183.38 M		$380.95 M	
Miscellaneous Expenses	$43.47 M		$89.29 M		$184.32 M	
Personal Care	$30.94 M		$63.46 M		$130.58 M	
Personal Insurance	$14.97 M		$31.46 M		$67.66 M	
Reading	$4.99 M		$10.28 M		$21.25 M	
Shelter	$496.13 M		$1.01 B		$2.05 B	
Tobacco	$15.81 M		$31.34 M		$60.03 M	
Transportation	$413.2 M		$851.39 M		$1.76 B	
Utilities	$177.45 M		$360.07 M		$722.82 M	
Monthly Household Consumer Expenditure (2021)						
Total Household Expenditure	$4,005		$4,269		$4,933	
Total Non-Retail Expenditure	$2,125	*53.1%*	$2,261	*53.0%*	$2,607	*52.9%*
Total Retail Expenditures	$1,879	*46.9%*	$2,007	*47.0%*	$2,326	*47.1%*
Apparel	$140	*3.5%*	$149	*3.5%*	$173	*3.5%*
Contributions	$124	*3.1%*	$134	*3.1%*	$160	*3.2%*
Education	$114	*2.9%*	$123	*2.9%*	$147	*3.0%*
Entertainment	$220	*5.5%*	$236	*5.5%*	$278	*5.6%*
Food and Beverages	$598	*14.9%*	$635	*14.9%*	$728	*14.8%*
Furnishings and Equipment	$137	*3.4%*	$147	*3.4%*	$173	*3.5%*
Gifts	$94	*2.4%*	$101	*2.4%*	$120	*2.4%*
Health Care	$343	*8.6%*	$366	*8.6%*	$420	*8.5%*
Household Operations	$155	*3.9%*	$166	*3.9%*	$193	*3.9%*
Miscellaneous Expenses	$76	*1.9%*	$81	*1.9%*	$94	*1.9%*
Personal Care	$54	*1.3%*	$57	*1.3%*	$66	*1.3%*
Personal Insurance	$26	*0.6%*	$28	*0.7%*	$34	*0.7%*
Reading	$9	*0.2%*	$9	*0.2%*	$11	*0.2%*
Shelter	$862	*21.5%*	$912	*21.4%*	$1,042	*21.1%*
Tobacco	$27	*0.7%*	$28	*0.7%*	$30	*0.6%*
Transportation	$718	*17.9%*	$769	*18.0%*	$895	*18.2%*
Utilities	$308	*7.7%*	$325	*7.6%*	$367	*7.4%*

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