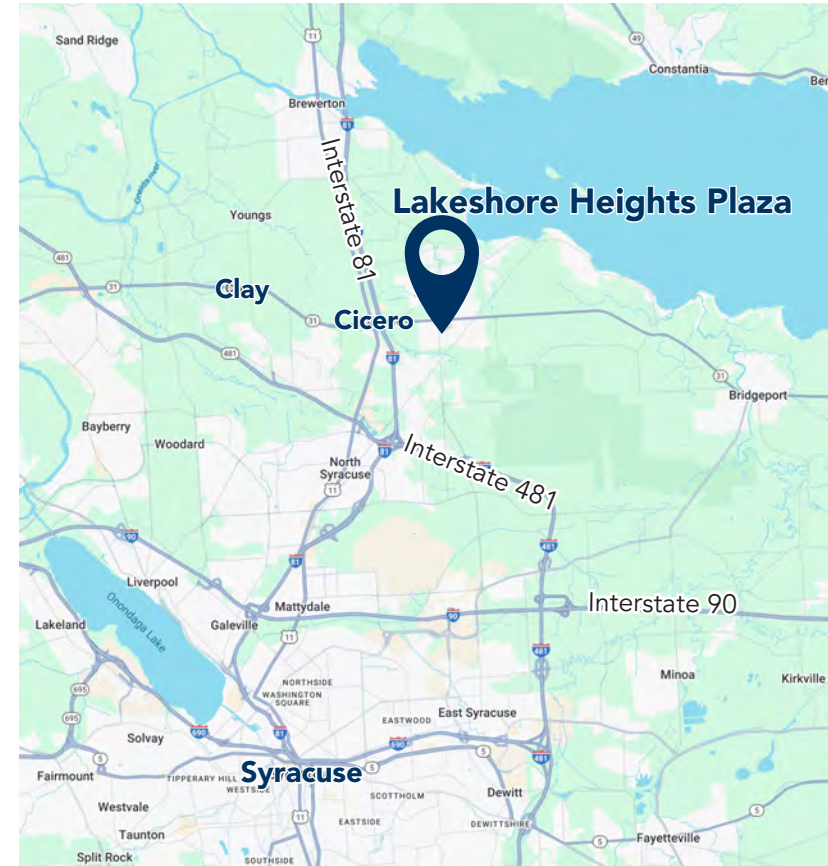


LAKESHORE HEIGHTS

6195-6197 St Rt 31, Cicero, NY 13039



PROPERTY HIGHLIGHTS

- Available 1,200 SF and 2,400 SF
- GLA: 80,748 SF
- Easy and convenient access from Interstate 81 and Rte 31
- 5 miles away from future \$31B Micron plant

POPULATION



3 Mi 24,225
5 Mi 49,554
10 Mi 262,480

CARS PER DAY



NY Hwy 31: 13,712
Thompson Rd: 8,026

AV. HH INCOME



3 Mi \$129,957
5 Mi \$116,930
10 Mi \$93,915

EMPLOYEES



3 Mi 5,521
5 Mi 16,155
10 Mi 144,894

JOIN:



Walgreens



OneMain
Financial®



last updated: 05/21/25 P1



SHARY THUR



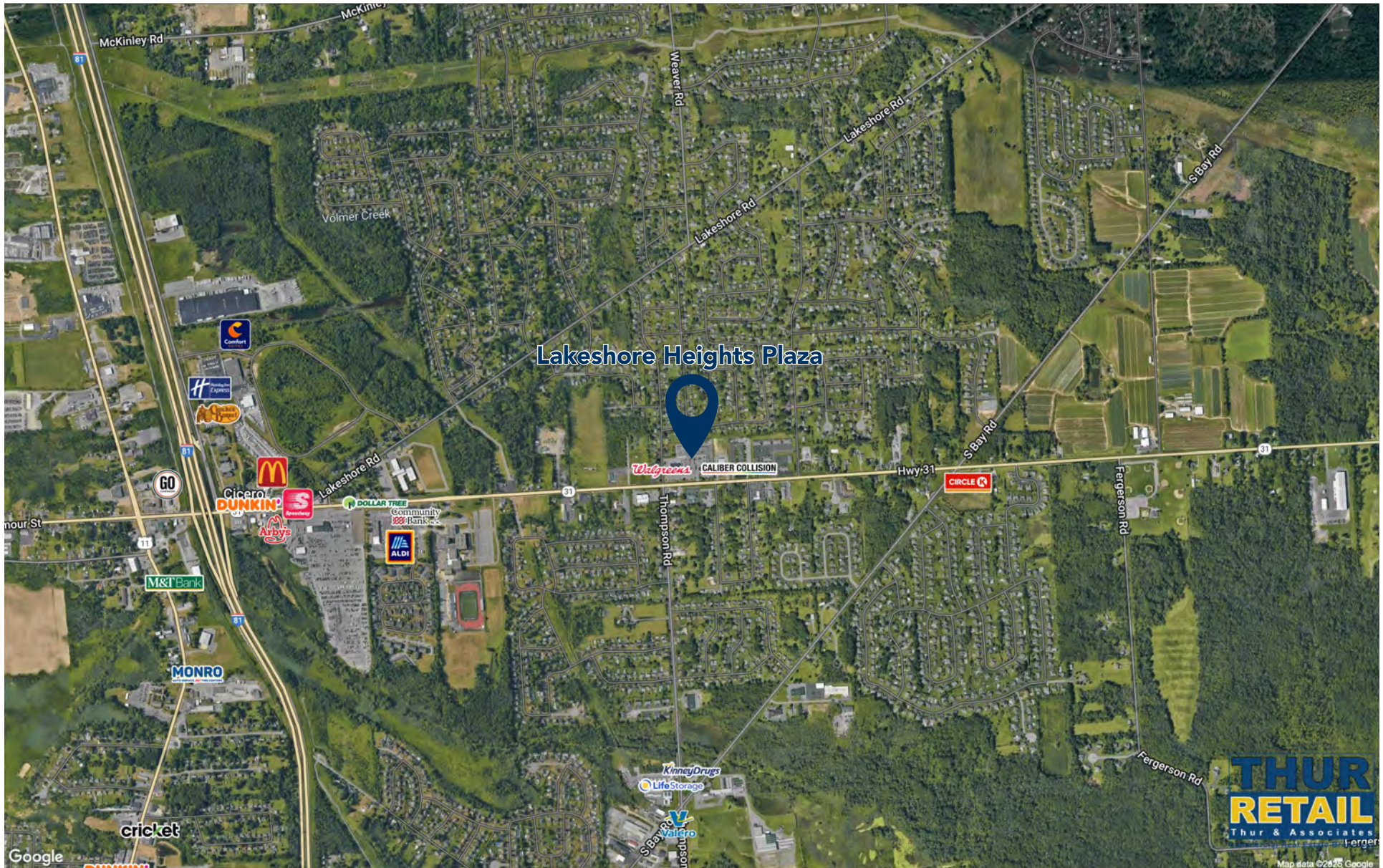
202-359-3469



sthur@thurassociates.com

LAKESHORE HEIGHTS

6195-6197 St Rt 31, Cicero, NY 13039



last updated: 05/21/25 P2



SHARY THUR



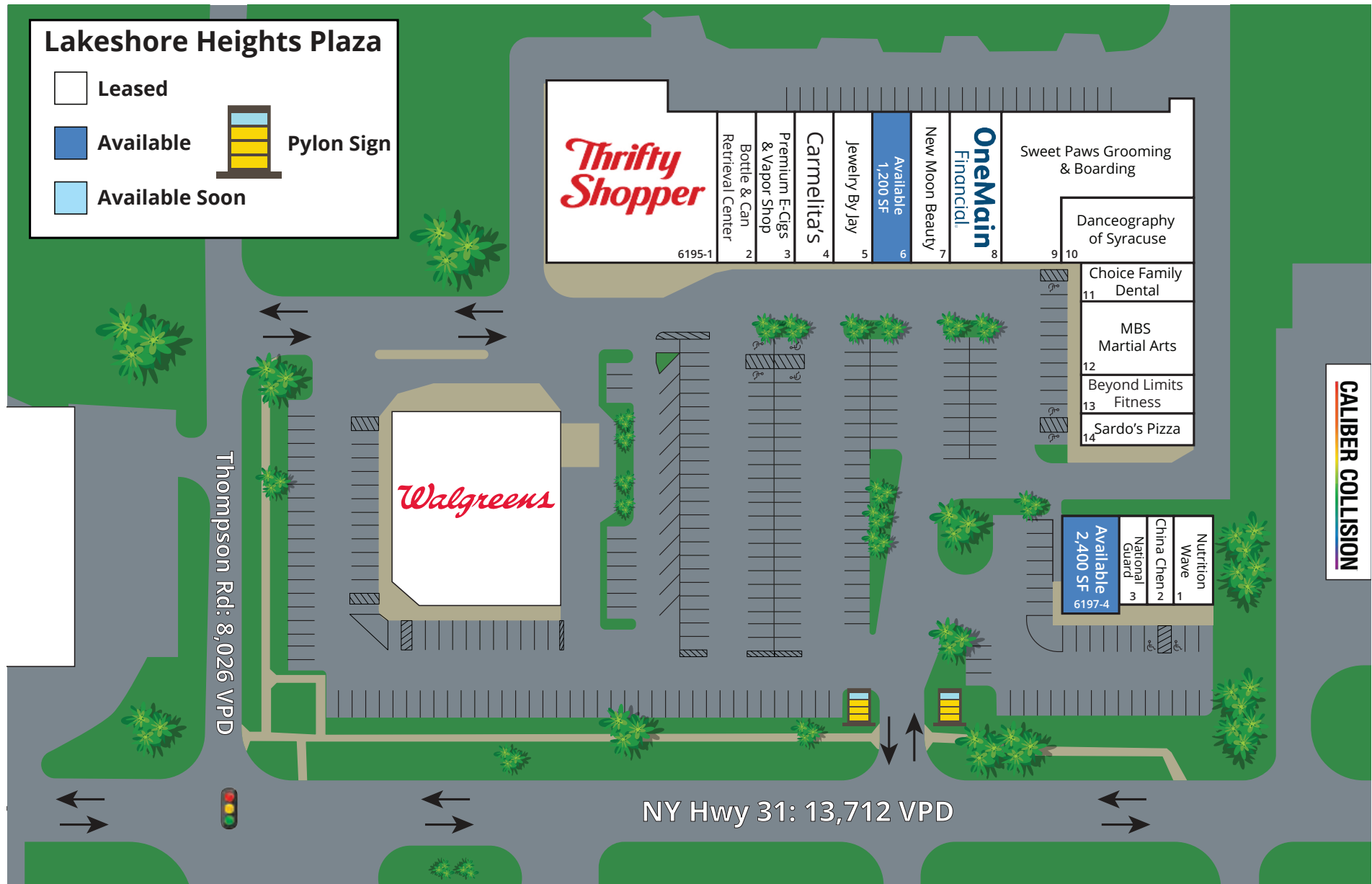
202-359-3469



sthur@thurassociates.com

LAKESHORE HEIGHTS

6195-6197 St Rt 31, Cicero, NY 13039



last updated: 05/21/25 P3



SHARY THUR



202-359-3469



sthur@thurassociates.com

LAKESHORE HEIGHTS

6195-6197 St Rt 31, Cicero, NY 13039



Suite	Tenant	Category	SF
6189	Walgreens	Pharmacy	14,748
6195-1	Thrifty Shopper	Thrift Store	
6195-2	Bottle & Can Retrieval Center	Recycle Center	
6195-3	Premium E-Cigs & Vapor Shop	Vape Shop	
6195-4	Carmelita's Mexican Restaurant	Restaurant	
6195-5	Jewelry By Jay	Jewelry Store	
6195-6	Available	former Dry Cleaner	1,200
6195-7	New Moon Beauty	Nail Salon	
6195-8	OneMain Financial	Financial Services	
6195-9	Sweet Paws Grooming & Boarding	Pet Grooming	
6195-10	Danceography of Syracuse	Dance School	
6195-11	Choice Family Dental	Dental	
6195-12	MBS Martial Arts	Martial Arts	
6195-13	Beyond Limits Fitness	Fitness	
6195-14	Sardo's Pizza and Fish Fry	Restaurant	
6197-1	Nutrition Wave	Restaurant	
6197-2	China Chen	Restaurant	
6197-3	Army National Guard	Military recruiting office	
6197-4	Available	former Optical	2,400
		Total GLA	80,748

last updated: 05/21/25 P4



SHARY THUR



202-359-3469



sthur@thurassociates.com

LAKESHORE HEIGHTS

6195-6197 St Rt 31, Cicero, NY 13039



2,400 SF former optical store available.
Plug and Play Retail
High end finishes

last updated: 05/21/25 P5



SHARY THUR



202-359-3469



sthur@thurassociates.com

LAKESHORE HEIGHTS

6195-6197 St Rt 31, Cicero, NY 13039



Micron Technology coming to Clay, NY.

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 the 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



last updated: 05/21/25 P6



SHARY THUR



202-359-3469



sthur@thurassociates.com

LAKESHORE HEIGHTS

6195-6197 St Rt 31, Cicero, NY 13039



LEASING CONTACT

SHARY THUR

Cell: 202-359-3469

Direct: 202-823-4445

sthur@thurassociates.com

OFFICE LOCATIONS

FL OFFICE

327 Mizner Park, Suite 301

Boca Raton, FL 33432

561-395-2441

DC OFFICE

2 Wisconsin Circle, Suite 660

Chevy Chase, MD 20815

202-823-4444

WV OFFICE

230 Truxmore Court

Inwood, WV 25428

202-359-3469

last updated: 05/21/25 P7



SHARY THUR



202-359-3469



sthur@thurassociates.com

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1777/-76.0922

Lakeshore Heights Plaza Cicero, NY 13039	3 mi radius	5 mi radius	10 mi radius
Population			
Estimated Population (2024)	24,225	49,554	262,480
Projected Population (2029)	23,575	48,412	255,708
Census Population (2020)	25,888	52,059	266,691
Census Population (2010)	25,831	51,832	261,589
Projected Annual Growth (2024-2029)	-650 -0.5%	-1,142 -0.5%	-6,772 -0.5%
Historical Annual Growth (2020-2024)	-1,663 -	-2,505 -1.2%	-4,211 -0.4%
Historical Annual Growth (2010-2020)	57 -	227 -	5,103 0.2%
Estimated Population Density (2024)	857 <i>psm</i>	631 <i>psm</i>	836 <i>psm</i>
Trade Area Size	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>	314.0 <i>sq mi</i>
Households			
Estimated Households (2024)	9,800	20,821	113,018
Projected Households (2029)	9,545	20,364	110,362
Census Households (2020)	9,954	21,018	112,100
Census Households (2010)	9,669	20,261	107,147
Projected Annual Growth (2024-2029)	-256 -0.5%	-457 -0.4%	-2,657 -0.5%
Historical Annual Change (2010-2024)	131 -	560 0.2%	5,872 0.4%
Average Household Income			
Estimated Average Household Income (2024)	\$129,957	\$116,930	\$93,915
Projected Average Household Income (2029)	\$135,015	\$121,253	\$97,258
Census Average Household Income (2010)	\$78,423	\$71,928	\$57,547
Census Average Household Income (2000)	\$62,714	\$57,051	\$48,357
Projected Annual Change (2024-2029)	\$5,058 0.8%	\$4,323 0.7%	\$3,342 0.7%
Historical Annual Change (2000-2024)	\$67,243 4.5%	\$59,879 4.4%	\$45,559 3.9%
Median Household Income			
Estimated Median Household Income (2024)	\$104,791	\$93,627	\$73,649
Projected Median Household Income (2029)	\$107,184	\$95,811	\$75,079
Census Median Household Income (2010)	\$70,663	\$64,598	\$49,528
Census Median Household Income (2000)	\$55,542	\$50,979	\$40,468
Projected Annual Change (2024-2029)	\$2,393 0.5%	\$2,184 0.5%	\$1,430 0.4%
Historical Annual Change (2000-2024)	\$49,249 3.7%	\$42,648 3.5%	\$33,181 3.4%
Per Capita Income			
Estimated Per Capita Income (2024)	\$52,655	\$49,195	\$40,662
Projected Per Capita Income (2029)	\$54,746	\$51,071	\$42,206
Census Per Capita Income (2010)	\$29,352	\$28,121	\$23,570
Census Per Capita Income (2000)	\$22,411	\$21,361	\$19,454
Projected Annual Change (2024-2029)	\$2,092 0.8%	\$1,876 0.8%	\$1,544 0.8%
Historical Annual Change (2000-2024)	\$30,244 5.6%	\$27,834 5.4%	\$21,208 4.5%
Estimated Average Household Net Worth (2024)	\$1.48 M	\$1.32 M	\$918,588

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1777/-76.0922

Lakeshore Heights Plaza Cicero, NY 13039		3 mi radius	5 mi radius	10 mi radius
Total Annual Consumer Expenditure (2024)				
Total Household Expenditure		\$1.14 B	\$2.23 B	\$10.29 B
Total Non-Retail Expenditure		\$571.49 M	\$1.11 B	\$5.1 B
Total Retail Expenditure		\$564.29 M	\$1.12 B	\$5.19 B
Alcoholic Beverages		\$6.94 M	\$13.57 M	\$62.54 M
Apparel		\$20.68 M	\$40.65 M	\$190.29 M
Contributions		\$37.2 M	\$71.92 M	\$320.77 M
Education		\$26.22 M	\$50.93 M	\$230.1 M
Entertainment		\$63.89 M	\$125.77 M	\$590.6 M
Food Away From Home		\$49.39 M	\$96.95 M	\$451.75 M
Grocery		\$68.8 M	\$138.86 M	\$696.75 M
Health Care		\$66.51 M	\$140.74 M	\$728.38 M
Household Furnishings and Equipment		\$30.01 M	\$58.79 M	\$272.49 M
Household Operations		\$20.67 M	\$40.74 M	\$192.68 M
Miscellaneous Expenses		\$19.28 M	\$37.86 M	\$176.11 M
Personal Care		\$13.74 M	\$27.53 M	\$135.62 M
Shelter		\$166.23 M	\$332.54 M	\$1.69 B
Tax and Retirement		\$318.5 M	\$597.66 M	\$2.49 B
Tobacco and Related		\$4.53 M	\$9.65 M	\$55.26 M
Transportation		\$174.5 M	\$348.04 M	\$1.52 B
Utilities		\$48.73 M	\$98.62 M	\$498.3 M
Monthly Household Consumer Expenditure (2024)				
Total Household Expenditure		\$9,658	\$8,928	\$7,590
Total Non-Retail Expenditure		\$4,859 50.3%	\$4,442 49.8%	\$3,761 49.6%
Total Retail Expenditures		\$4,798 49.7%	\$4,487 50.3%	\$3,828 50.4%
Alcoholic Beverages		\$59 0.6%	\$54 0.6%	\$46 0.6%
Apparel		\$176 1.8%	\$163 1.8%	\$140 1.8%
Contributions		\$316 3.3%	\$288 3.2%	\$237 3.1%
Education		\$223 2.3%	\$204 2.3%	\$170 2.2%
Entertainment		\$543 5.6%	\$503 5.6%	\$435 5.7%
Food Away From Home		\$420 4.3%	\$388 4.3%	\$333 4.4%
Grocery		\$585 6.1%	\$556 6.2%	\$514 6.8%
Health Care		\$566 5.9%	\$563 6.3%	\$537 7.1%
Household Furnishings and Equipment		\$255 2.6%	\$235 2.6%	\$201 2.6%
Household Operations		\$176 1.8%	\$163 1.8%	\$142 1.9%
Miscellaneous Expenses		\$164 1.7%	\$152 1.7%	\$130 1.7%
Personal Care		\$117 1.2%	\$110 1.2%	\$100 1.3%
Shelter		\$1,413 14.6%	\$1,331 14.9%	\$1,243 16.4%
Tax and Retirement		\$2,708 28.0%	\$2,392 26.8%	\$1,835 26.8%
Tobacco and Related		\$39 0.4%	\$39 0.4%	\$41 0.5%
Transportation		\$1,484 15.4%	\$1,393 15.6%	\$1,119 14.7%
Utilities		\$414 4.3%	\$395 4.4%	\$367 4.8%

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1777/-76.0922

Lakeshore Heights Plaza						
Cicero, NY 13039	3 mi radius		5 mi radius		10 mi radius	
Race and Ethnicity						
Total Population (2024)	24,225		49,554		262,480	
White (2024)	21,506	88.8%	44,019	88.8%	198,589	75.7%
Black or African American (2024)	905	3.7%	1,797	3.6%	31,696	12.1%
American Indian or Alaska Native (2024)	69	0.3%	143	0.3%	1,092	0.4%
Asian (2024)	588	2.4%	1,059	2.1%	12,767	4.9%
Hawaiian or Pacific Islander (2024)	2	-	3	-	56	-
Other Race (2024)	215	0.9%	479	1.0%	4,434	1.7%
Two or More Races (2024)	940	3.9%	2,055	4.1%	13,846	5.3%
Population < 18 (2024)	5,123	21.1%	10,186	20.6%	53,869	20.5%
White Not Hispanic	4,150	81.0%	8,170	80.2%	32,033	59.5%
Black or African American	220	4.3%	462	4.5%	9,861	18.3%
Asian	166	3.2%	272	2.7%	3,630	6.7%
Other Race Not Hispanic	361	7.0%	745	7.3%	4,273	7.9%
Hispanic	225	4.4%	537	5.3%	4,071	7.6%
Not Hispanic or Latino Population (2024)	23,538	97.2%	47,941	96.7%	248,035	94.5%
Not Hispanic White	21,261	90.3%	43,438	90.6%	195,017	78.6%
Not Hispanic Black or African American	852	3.6%	1,682	3.5%	30,151	12.2%
Not Hispanic American Indian or Alaska Native	63	0.3%	129	0.3%	908	0.4%
Not Hispanic Asian	583	2.5%	1,048	2.2%	12,662	5.1%
Not Hispanic Hawaiian or Pacific Islander	2	-	2	-	45	-
Not Hispanic Other Race	60	0.3%	119	0.2%	536	0.2%
Not Hispanic Two or More Races	717	3.0%	1,524	3.2%	8,716	3.5%
Hispanic or Latino Population (2024)	687	2.8%	1,613	3.3%	14,445	5.5%
Hispanic White	245	35.7%	580	36.0%	3,572	24.7%
Hispanic Black or African American	53	7.6%	115	7.1%	1,546	10.7%
Hispanic American Indian or Alaska Native	6	0.9%	14	0.9%	184	1.3%
Hispanic Asian	5	0.7%	12	0.7%	105	0.7%
Hispanic Hawaiian or Pacific Islander	-	-	-	-	10	-
Hispanic Other Race	155	22.6%	360	22.3%	3,898	27.0%
Hispanic Two or More Races	222	32.4%	531	32.9%	5,130	35.5%
Not Hispanic or Latino Population (2020)	25,139	97.1%	50,431	96.9%	251,523	94.3%
Hispanic or Latino Population (2020)	750	2.9%	1,629	3.1%	15,168	5.7%
Not Hispanic or Latino Population (2010)	25,332	98.1%	50,826	98.1%	251,129	96.0%
Hispanic or Latino Population (2010)	499	1.9%	1,006	1.9%	10,460	4.0%
Not Hispanic or Latino Population (2029)	22,708	96.3%	46,398	95.8%	239,862	93.8%
Hispanic or Latino Population (2029)	867	3.7%	2,014	4.2%	15,845	6.2%
Projected Annual Growth (2024-2029)	180	5.2%	401	5.0%	1,400	1.9%
Historical Annual Growth (2010-2020)	251	5.0%	623	6.2%	4,708	4.5%

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1777/-76.0922

Lakeshore Heights Plaza		3 mi radius		5 mi radius		10 mi radius	
Cicero, NY 13039							
Total Age Distribution (2024)							
Total Population	24,225			49,554		262,480	
Age Under 5 Years	1,168	4.8%		2,457	5.0%	14,445	5.5%
Age 5 to 9 Years	1,386	5.7%		2,783	5.6%	15,161	5.8%
Age 10 to 14 Years	1,574	6.5%		3,061	6.2%	15,216	5.8%
Age 15 to 19 Years	1,463	6.0%		2,776	5.6%	16,543	6.3%
Age 20 to 24 Years	1,085	4.5%		2,176	4.4%	19,758	7.5%
Age 25 to 29 Years	1,178	4.9%		2,587	5.2%	18,284	7.0%
Age 30 to 34 Years	1,429	5.9%		3,066	6.2%	18,545	7.1%
Age 35 to 39 Years	1,652	6.8%		3,403	6.9%	17,841	6.8%
Age 40 to 44 Years	1,660	6.9%		3,232	6.5%	15,953	6.1%
Age 45 to 49 Years	1,564	6.5%		3,058	6.2%	14,001	5.3%
Age 50 to 54 Years	1,790	7.4%		3,527	7.1%	15,641	6.0%
Age 55 to 59 Years	1,855	7.7%		3,754	7.6%	16,849	6.4%
Age 60 to 64 Years	1,764	7.3%		3,696	7.5%	17,442	6.6%
Age 65 to 69 Years	1,536	6.3%		3,357	6.8%	15,491	5.9%
Age 70 to 74 Years	1,309	5.4%		2,716	5.5%	12,507	4.8%
Age 75 to 79 Years	888	3.7%		1,917	3.9%	8,696	3.3%
Age 80 to 84 Years	541	2.2%		1,145	2.3%	5,372	2.0%
Age 85 Years or Over	382	1.6%		843	1.7%	4,736	1.8%
Median Age	43.2			43.3		39.1	
Age 19 Years or Less	5,591	23.1%		11,077	22.4%	61,365	23.4%
Age 20 to 64 Years	13,977	57.7%		28,500	57.5%	154,313	58.8%
Age 65 Years or Over	4,657	19.2%		9,977	20.1%	46,801	17.8%
Female Age Distribution (2024)							
Female Population	12,216	50.4%		25,206	50.9%	129,487	49.3%
Age Under 5 Years	526	4.3%		1,154	4.6%	6,994	5.4%
Age 5 to 9 Years	654	5.4%		1,373	5.4%	7,455	5.8%
Age 10 to 14 Years	754	6.2%		1,471	5.8%	7,346	5.7%
Age 15 to 19 Years	706	5.8%		1,344	5.3%	6,968	5.4%
Age 20 to 24 Years	522	4.3%		1,043	4.1%	8,063	6.2%
Age 25 to 29 Years	603	4.9%		1,330	5.3%	9,200	7.1%
Age 30 to 34 Years	742	6.1%		1,564	6.2%	9,197	7.1%
Age 35 to 39 Years	822	6.7%		1,713	6.8%	8,883	6.9%
Age 40 to 44 Years	860	7.0%		1,661	6.6%	8,028	6.2%
Age 45 to 49 Years	798	6.5%		1,558	6.2%	7,140	5.5%
Age 50 to 54 Years	913	7.5%		1,819	7.2%	7,911	6.1%
Age 55 to 59 Years	931	7.6%		1,880	7.5%	8,558	6.6%
Age 60 to 64 Years	884	7.2%		1,885	7.5%	8,867	6.8%
Age 65 to 69 Years	813	6.7%		1,784	7.1%	8,078	6.2%
Age 70 to 74 Years	717	5.9%		1,483	5.9%	6,645	5.1%
Age 75 to 79 Years	490	4.0%		1,060	4.2%	4,760	3.7%
Age 80 to 84 Years	293	2.4%		630	2.5%	3,022	2.3%
Age 85 Years or Over	188	1.5%		454	1.8%	2,372	1.8%
Female Median Age	44.2			44.4		40.6	
Age 19 Years or Less	2,641	21.6%		5,343	21.2%	28,763	22.2%
Age 20 to 64 Years	7,075	57.9%		14,452	57.3%	75,848	58.6%
Age 65 Years or Over	2,501	20.5%		5,411	21.5%	24,877	19.2%

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1777/-76.0922

Lakeshore Heights Plaza		3 mi radius		5 mi radius		10 mi radius	
Cicero, NY 13039							
Male Age Distribution (2024)							
Male Population	12,009	49.6%	24,348	49.1%	132,993	50.7%	
Age Under 5 Years	641	5.3%	1,303	5.4%	7,451	5.6%	
Age 5 to 9 Years	732	6.1%	1,410	5.8%	7,707	5.8%	
Age 10 to 14 Years	820	6.8%	1,589	6.5%	7,870	5.9%	
Age 15 to 19 Years	758	6.3%	1,433	5.9%	9,575	7.2%	
Age 20 to 24 Years	563	4.7%	1,133	4.7%	11,695	8.8%	
Age 25 to 29 Years	575	4.8%	1,257	5.2%	9,083	6.8%	
Age 30 to 34 Years	686	5.7%	1,502	6.2%	9,348	7.0%	
Age 35 to 39 Years	830	6.9%	1,690	6.9%	8,958	6.7%	
Age 40 to 44 Years	801	6.7%	1,571	6.5%	7,925	6.0%	
Age 45 to 49 Years	766	6.4%	1,501	6.2%	6,861	5.2%	
Age 50 to 54 Years	877	7.3%	1,707	7.0%	7,729	5.8%	
Age 55 to 59 Years	924	7.7%	1,874	7.7%	8,291	6.2%	
Age 60 to 64 Years	880	7.3%	1,812	7.4%	8,574	6.4%	
Age 65 to 69 Years	723	6.0%	1,573	6.5%	7,413	5.6%	
Age 70 to 74 Years	592	4.9%	1,233	5.1%	5,861	4.4%	
Age 75 to 79 Years	398	3.3%	857	3.5%	3,936	3.0%	
Age 80 to 84 Years	249	2.1%	515	2.1%	2,350	1.8%	
Age 85 Years or Over	194	1.6%	389	1.6%	2,364	1.8%	
Male Median Age	42.2		42.2		37.7		
Age 19 Years or Less	2,951	24.6%	5,735	23.6%	32,603	24.5%	
Age 20 to 64 Years	6,902	57.5%	14,047	57.7%	78,466	59.0%	
Age 65 Years or Over	2,156	18.0%	4,567	18.8%	21,925	16.5%	
Males per 100 Females (2024)							
Overall Comparison	98		97		103		
Age Under 5 Years	122	54.9%	113	53.0%	107	51.6%	
Age 5 to 9 Years	112	52.8%	103	50.7%	103	50.8%	
Age 10 to 14 Years	109	52.1%	108	51.9%	107	51.7%	
Age 15 to 19 Years	107	51.8%	107	51.6%	137	57.9%	
Age 20 to 24 Years	108	51.9%	109	52.1%	145	59.2%	
Age 25 to 29 Years	95	48.8%	94	48.6%	99	49.7%	
Age 30 to 34 Years	92	48.0%	96	49.0%	102	50.4%	
Age 35 to 39 Years	101	50.2%	99	49.7%	101	50.2%	
Age 40 to 44 Years	93	48.2%	95	48.6%	99	49.7%	
Age 45 to 49 Years	96	49.0%	96	49.1%	96	49.0%	
Age 50 to 54 Years	96	49.0%	94	48.4%	98	49.4%	
Age 55 to 59 Years	99	49.8%	100	49.9%	97	49.2%	
Age 60 to 64 Years	99	49.9%	96	49.0%	97	49.2%	
Age 65 to 69 Years	89	47.1%	88	46.9%	92	47.9%	
Age 70 to 74 Years	83	45.3%	83	45.4%	88	46.9%	
Age 75 to 79 Years	81	44.8%	81	44.7%	83	45.3%	
Age 80 to 84 Years	85	45.9%	82	45.0%	78	43.7%	
Age 85 Years or Over	103	50.7%	86	46.2%	100	49.9%	
Age 19 Years or Less	112	52.8%	107	51.8%	113	53.1%	
Age 20 to 39 Years	99	49.7%	99	49.7%	111	52.5%	
Age 40 to 64 Years	97	49.2%	96	49.0%	97	49.3%	
Age 65 Years or Over	86	46.3%	84	45.8%	88	46.8%	

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1777/-76.0922

Lakeshore Heights Plaza							
Cicero, NY 13039		3 mi radius		5 mi radius		10 mi radius	
Household Type (2024)							
Total Households	9,800		20,821		113,018		
Households with Children	2,859	29.2%	5,590	26.8%	28,398	25.1%	
Average Household Size	2.5		2.4		2.2		
Household Density per Square Mile	347		265		360		
Population Family	20,087	82.9%	39,571	79.9%	189,818	72.3%	
Population Non-Family	3,985	16.5%	9,730	19.6%	63,507	24.2%	
Population Group Quarters	152	0.6%	253	0.5%	9,155	3.5%	
Family Households	6,636	67.7%	13,053	62.7%	62,612	55.4%	
Married Couple Households	5,195	78.3%	9,914	76.0%	41,123	65.7%	
Other Family Households with Children	1,441	21.7%	3,138	24.0%	21,489	34.3%	
Family Households with Children	2,855	43.0%	5,581	42.8%	28,349	45.3%	
Married Couple with Children	2,114	74.1%	3,908	70.0%	16,393	57.8%	
Other Family Households with Children	741	25.9%	1,673	30.0%	11,956	42.2%	
Family Households No Children	3,781	57.0%	7,472	57.2%	34,264	54.7%	
Married Couple No Children	3,081	81.5%	6,006	80.4%	24,731	72.2%	
Other Family Households No Children	700	18.5%	1,466	19.6%	9,533	27.8%	
Non-Family Households	3,164	32.3%	7,768	37.3%	50,406	44.6%	
Non-Family Households with Children	4	0.1%	9	0.1%	50	-	
Non-Family Households No Children	3,160	99.9%	7,759	99.9%	50,356	99.9%	
Average Family Household Size	3.0		3.0		3.0		
Average Family Income	\$150,781		\$141,434		\$117,396		
Median Family Income	\$127,242		\$117,200		\$97,147		
Average Non-Family Household Size	1.3		1.3		1.3		
Marital Status (2024)							
Population Age 15 Years or Over	20,097		41,253		217,658		
Never Married	5,110	25.4%	11,864	28.8%	86,710	39.8%	
Currently Married	11,169	55.6%	21,030	51.0%	84,404	38.8%	
Previously Married	3,817	19.0%	8,359	20.3%	46,544	21.4%	
Separated	538	14.1%	1,324	15.8%	8,808	18.9%	
Widowed	954	25.0%	1,925	23.0%	10,639	22.9%	
Divorced	2,325	60.9%	5,110	61.1%	27,097	58.2%	
Educational Attainment (2024)							
Adult Population Age 25 Years or Over	17,549		36,301		181,357		
Elementary (Grade Level 0 to 8)	234	1.3%	476	1.3%	5,698	3.1%	
Some High School (Grade Level 9 to 11)	653	3.7%	1,449	4.0%	10,819	6.0%	
High School Graduate	4,561	26.0%	9,665	26.6%	48,588	26.8%	
Some College	2,745	15.6%	5,967	16.4%	30,677	16.9%	
Associate Degree Only	3,127	17.8%	6,126	16.9%	24,052	13.3%	
Bachelor Degree Only	3,639	20.7%	7,544	20.8%	35,510	19.6%	
Graduate Degree	2,589	14.8%	5,074	14.0%	26,012	14.3%	
Any College (Some College or Higher)	12,100	69.0%	24,712	68.1%	116,251	64.1%	
College Degree + (Bachelor Degree or Higher)	6,229	35.5%	12,618	34.8%	61,522	33.9%	

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1777/-76.0922

Lakeshore Heights Plaza						
Cicero, NY 13039	3 mi radius		5 mi radius		10 mi radius	
Housing						
Total Housing Units (2024)	10,365		22,089		121,691	
Total Housing Units (2020)	10,358		21,958		121,172	
Historical Annual Growth (2020-2024)	6	-	131	-	520	-
Housing Units Occupied (2024)	9,800	94.6%	20,821	94.3%	113,018	92.9%
Housing Units Owner-Occupied	8,152	83.2%	16,398	78.8%	66,066	58.5%
Housing Units Renter-Occupied	1,648	16.8%	4,423	21.2%	46,952	41.5%
Housing Units Vacant (2024)	564	5.4%	1,268	5.7%	8,673	7.1%
Household Size (2024)						
Total Households	9,800		20,821		113,018	
1 Person Households	2,508	25.6%	6,209	29.8%	40,488	35.8%
2 Person Households	3,627	37.0%	7,390	35.5%	37,818	33.5%
3 Person Households	1,567	16.0%	3,171	15.2%	15,635	13.8%
4 Person Households	1,359	13.9%	2,599	12.5%	11,368	10.1%
5 Person Households	498	5.1%	943	4.5%	4,666	4.1%
6 Person Households	157	1.6%	333	1.6%	1,861	1.6%
7 or More Person Households	84	0.9%	177	0.9%	1,183	1.0%
Household Income Distribution (2024)						
HH Income \$200,000 or More	1,292	13.2%	2,285	11.0%	8,095	7.2%
HH Income \$150,000 to \$199,999	1,493	15.2%	2,410	11.6%	9,507	8.4%
HH Income \$125,000 to \$149,999	1,138	11.6%	2,143	10.3%	8,287	7.3%
HH Income \$100,000 to \$124,999	1,316	13.4%	2,900	13.9%	10,826	9.6%
HH Income \$75,000 to \$99,999	1,259	12.8%	2,875	13.8%	15,464	13.7%
HH Income \$50,000 to \$74,999	1,292	13.2%	3,003	14.4%	18,358	16.2%
HH Income \$35,000 to \$49,999	918	9.4%	1,956	9.4%	12,786	11.3%
HH Income \$25,000 to \$34,999	442	4.5%	982	4.7%	9,077	8.0%
HH Income \$15,000 to \$24,999	324	3.3%	970	4.7%	8,072	7.1%
HH Income \$10,000 to \$14,999	178	1.8%	481	2.3%	4,296	3.8%
HH Income Under \$10,000	149	1.5%	816	3.9%	8,252	7.3%
Household Vehicles (2024)						
Households 0 Vehicles Available	512	5.2%	1,294	6.2%	16,562	14.7%
Households 1 Vehicle Available	3,201	32.7%	7,157	34.4%	46,280	40.9%
Households 2 Vehicles Available	4,403	44.9%	8,917	42.8%	36,951	32.7%
Households 3 or More Vehicles Available	1,685	17.2%	3,453	16.6%	13,225	11.7%
Total Vehicles Available	17,495		36,452		164,351	
Average Vehicles per Household	1.8		1.8		1.5	
Owner-Occupied Household Vehicles	15,726	89.9%	31,584	86.6%	120,124	73.1%
Average Vehicles per Owner-Occupied Household	1.9		1.9		1.8	
Renter-Occupied Household Vehicles	1,768	10.1%	4,868	13.4%	44,227	26.9%
Average Vehicles per Renter-Occupied Household	1.1		1.1		-	
Travel Time (2024)						
Worker Base Age 16 years or Over	13,366		26,094		129,402	
Travel to Work in 14 Minutes or Less	3,081	23.0%	6,270	24.0%	40,634	31.4%
Travel to Work in 15 to 29 Minutes	6,598	49.4%	12,841	49.2%	53,637	41.5%
Travel to Work in 30 to 59 Minutes	1,568	11.7%	2,999	11.5%	14,549	11.2%
Travel to Work in 60 Minutes or More	344	2.6%	758	2.9%	4,014	3.1%
Work at Home	1,775	13.3%	3,226	12.4%	16,567	12.8%
Average Minutes Travel to Work	18.8		18.9		17.6	

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1777/-76.0922

Lakeshore Heights Plaza							
Cicero, NY 13039	3 mi radius		5 mi radius		10 mi radius		
Transportation To Work (2024)							
Worker Base Age 16 years or Over	13,366		26,094		129,402		
Drive to Work Alone	9,962	74.5%	19,823	76.0%	91,459	70.7%	
Drive to Work in Carpool	1,081	8.1%	2,027	7.8%	10,356	8.0%	
Travel to Work by Public Transportation	125	0.9%	299	1.1%	3,397	2.6%	
Drive to Work on Motorcycle	3	-	12	-	40	-	
Bicycle to Work	77	0.6%	101	0.4%	924	0.7%	
Walk to Work	268	2.0%	463	1.8%	5,590	4.3%	
Other Means	76	0.6%	144	0.6%	1,068	0.8%	
Work at Home	1,775	13.3%	3,226	12.4%	16,567	12.8%	
Daytime Demographics (2024)							
Total Businesses	673		1,540		10,152		
Total Employees	5,521		16,155		144,894		
Company Headquarter Businesses	21	3.2%	61	4.0%	504	5.0%	
Company Headquarter Employees	338	6.1%	2,052	12.7%	23,372	16.1%	
Employee Population per Business	8.2	to 1	10.5	to 1	14.3	to 1	
Residential Population per Business	36.0	to 1	32.2	to 1	25.9	to 1	
Adj. Daytime Demographics Age 16 Years or Over	11,852		30,595		229,846		
Labor Force							
Labor Population Age 16 Years or Over (2024)	19,737		40,603		214,718		
Labor Force Total Males (2024)	9,641	48.8%	19,727	48.6%	108,515	50.5%	
Male Civilian Employed	6,916	71.7%	13,664	69.3%	67,819	62.5%	
Male Civilian Unemployed	148	1.5%	421	2.1%	3,233	3.0%	
Males in Armed Forces	39	0.4%	63	0.3%	299	0.3%	
Males Not in Labor Force	2,538	26.3%	5,579	28.3%	37,163	34.2%	
Labor Force Total Females (2024)	10,096	51.2%	20,877	51.4%	106,203	49.5%	
Female Civilian Employed	6,450	63.9%	12,431	59.5%	61,594	58.0%	
Female Civilian Unemployed	207	2.1%	476	2.3%	2,515	2.4%	
Females in Armed Forces	-	-	7	-	55	-	
Females Not in Labor Force	3,438	34.1%	7,963	38.1%	42,040	39.6%	
Unemployment Rate	356	1.8%	897	2.2%	5,748	2.7%	
Occupation (2024)							
Occupation Population Age 16 Years or Over	13,366		26,094		129,402		
Occupation Total Males	6,916	51.7%	13,664	52.4%	67,809	52.4%	
Occupation Total Females	6,450	48.3%	12,431	47.6%	61,594	47.6%	
Management, Business, Financial Operations	2,544	19.0%	4,747	18.2%	20,114	15.5%	
Professional, Related	3,926	29.4%	7,505	28.8%	37,817	29.2%	
Service	1,707	12.8%	3,415	13.1%	20,991	16.2%	
Sales, Office	3,060	22.9%	5,959	22.8%	26,326	20.3%	
Farming, Fishing, Forestry	8	-	13	-	328	0.3%	
Construction, Extraction, Maintenance	686	5.1%	1,521	5.8%	7,259	5.6%	
Production, Transport, Material Moving	1,435	10.7%	2,935	11.2%	16,568	12.8%	
White Collar Workers	9,530	71.3%	18,211	69.8%	84,257	65.1%	
Blue Collar Workers	3,836	28.7%	7,883	30.2%	45,146	34.9%	

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1777/-76.0922

Lakeshore Heights Plaza		3 mi radius		5 mi radius		10 mi radius	
Cicero, NY 13039							
Units In Structure (2024)							
Total Units		9,800		20,821		113,018	
1 Detached Unit		7,846	80.1%	15,981	76.8%	65,489	57.9%
1 Attached Unit		438	4.5%	772	3.7%	4,385	3.9%
2 Units		310	3.2%	786	3.8%	8,025	7.1%
3 to 4 Units		213	2.2%	593	2.9%	6,296	5.6%
5 to 9 Units		232	2.4%	793	3.8%	6,704	5.9%
10 to 19 Units		236	2.4%	745	3.6%	6,542	5.8%
20 to 49 Units		282	2.9%	566	2.7%	6,705	5.9%
50 or More Units		197	2.0%	495	2.4%	7,203	6.4%
Mobile Home or Trailer		46	0.5%	91	0.4%	1,632	1.4%
Other Structure		-	-	-	-	39	-
Homes Built By Year (2024)							
Homes Built 2020 or later		19	0.2%	88	0.4%	748	0.6%
Homes Built 2010 to 2019		430	4.1%	1,129	5.1%	5,883	4.8%
Homes Built 2000 to 2009		1,408	13.6%	2,072	9.4%	7,152	5.9%
Homes Built 1990 to 1999		1,280	12.4%	2,156	9.8%	8,261	6.8%
Homes Built 1980 to 1989		1,682	16.2%	2,999	13.6%	11,556	9.5%
Homes Built 1970 to 1979		1,960	18.9%	3,426	15.5%	16,479	13.5%
Homes Built 1960 to 1969		968	9.3%	2,549	11.5%	14,455	11.9%
Homes Built 1950 to 1959		913	8.8%	3,635	16.5%	17,624	14.5%
Homes Built 1940 to 1949		287	2.8%	892	4.0%	7,798	6.4%
Homes Built Before 1939		854	8.2%	1,876	8.5%	23,064	19.0%
Median Age of Homes		46.7	yrs	50.7	yrs	57.8	yrs
Home Values (2024)							
Owner Specified Housing Units		8,152		16,398		66,066	
Home Values \$1,000,000 or More		55	0.7%	120	0.7%	459	0.7%
Home Values \$750,000 to \$999,999		36	0.4%	107	0.7%	473	0.7%
Home Values \$500,000 to \$749,999		135	1.7%	353	2.2%	1,287	1.9%
Home Values \$400,000 to \$499,999		377	4.6%	680	4.1%	2,626	4.0%
Home Values \$300,000 to \$399,999		941	11.5%	1,685	10.3%	5,496	8.3%
Home Values \$250,000 to \$299,999		919	11.3%	1,694	10.3%	5,581	8.4%
Home Values \$200,000 to \$249,999		1,569	19.2%	2,758	16.8%	9,674	14.6%
Home Values \$175,000 to \$199,999		785	9.6%	1,615	9.8%	5,873	8.9%
Home Values \$150,000 to \$174,999		1,437	17.6%	2,755	16.8%	10,301	15.6%
Home Values \$125,000 to \$149,999		707	8.7%	1,806	11.0%	6,967	10.5%
Home Values \$100,000 to \$124,999		556	6.8%	1,425	8.7%	6,273	9.5%
Home Values \$90,000 to \$99,999		193	2.4%	401	2.4%	2,651	4.0%
Home Values \$80,000 to \$89,999		169	2.1%	329	2.0%	2,734	4.1%
Home Values \$70,000 to \$79,999		58	0.7%	149	0.9%	1,243	1.9%
Home Values \$60,000 to \$69,999		69	0.8%	151	0.9%	1,370	2.1%
Home Values \$50,000 to \$59,999		25	0.3%	41	0.2%	397	0.6%
Home Values \$35,000 to \$49,999		24	0.3%	57	0.4%	704	1.1%
Home Values \$25,000 to \$34,999		25	0.3%	38	0.2%	366	0.6%
Home Values \$10,000 to \$24,999		60	0.7%	175	1.1%	1,109	1.7%
Home Values Under \$10,000		13	0.2%	58	0.4%	482	0.7%
Owner-Occupied Median Home Value		\$210,225		\$201,096		\$178,667	
Renter-Occupied Median Rent		\$903		\$868		\$882	