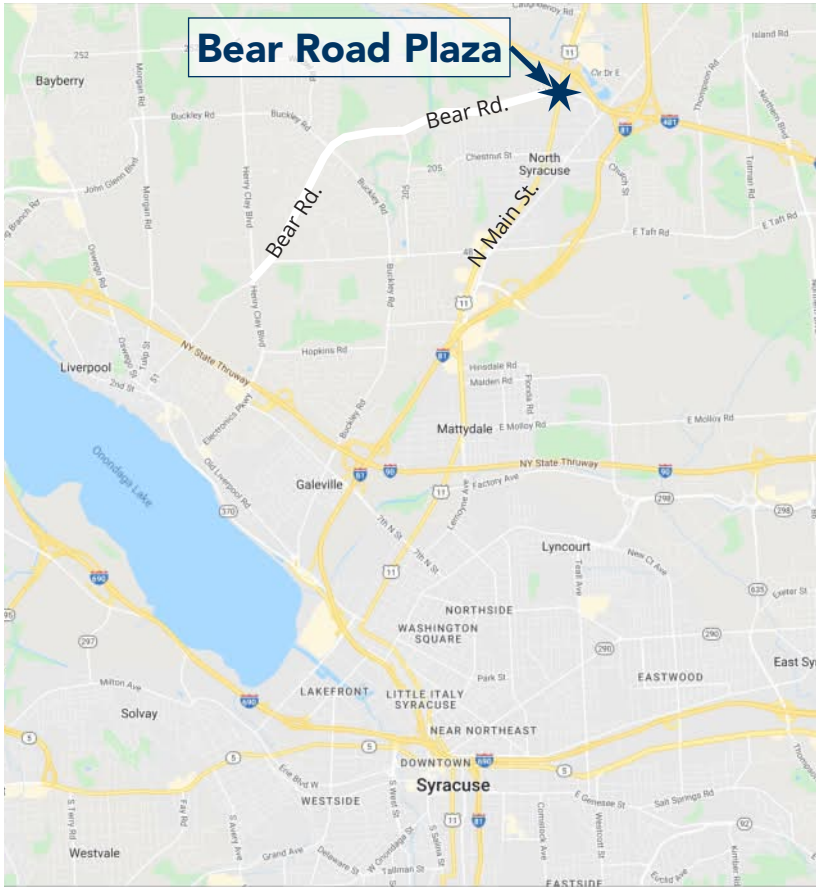
BEAR ROAD PLAZA

709 N Main St, North Syracuse, NY 13212

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

RETAIL SPACES AVAILABLE: 10,250 SF - 8,559 SF



PROPERTY HIGHLIGHTS

- AVAILABLE: 10,250 SF, 8,559 SF
- Strong successful tenant mix on busy corner
- 235 Parking spaces

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

POPULATION	
3 Mi	43,801
5 Mi	101,273
10 Mi	371,104

CARS PER DAY

Bear Road: 12,991
Main Street: 22,653

AV. HH INCOME	
3 Mi	$110,967
5 Mi	$107,081
10 Mi	$101,292

EMPLOYEES	
3 Mi	20,248
5 Mi	62,450
10 Mi	182,293

last updated: 10/08/26

THUR RETAIL Thur & Associates Commercial Real Estate Brokerage
SHARY THUR 202-359-3469 sthur@thurassociates.com

BEAR ROAD PLAZA

709 N Main St, North Syracuse, NY 13212

THUR RETAIL
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BEAR ROAD PLAZA

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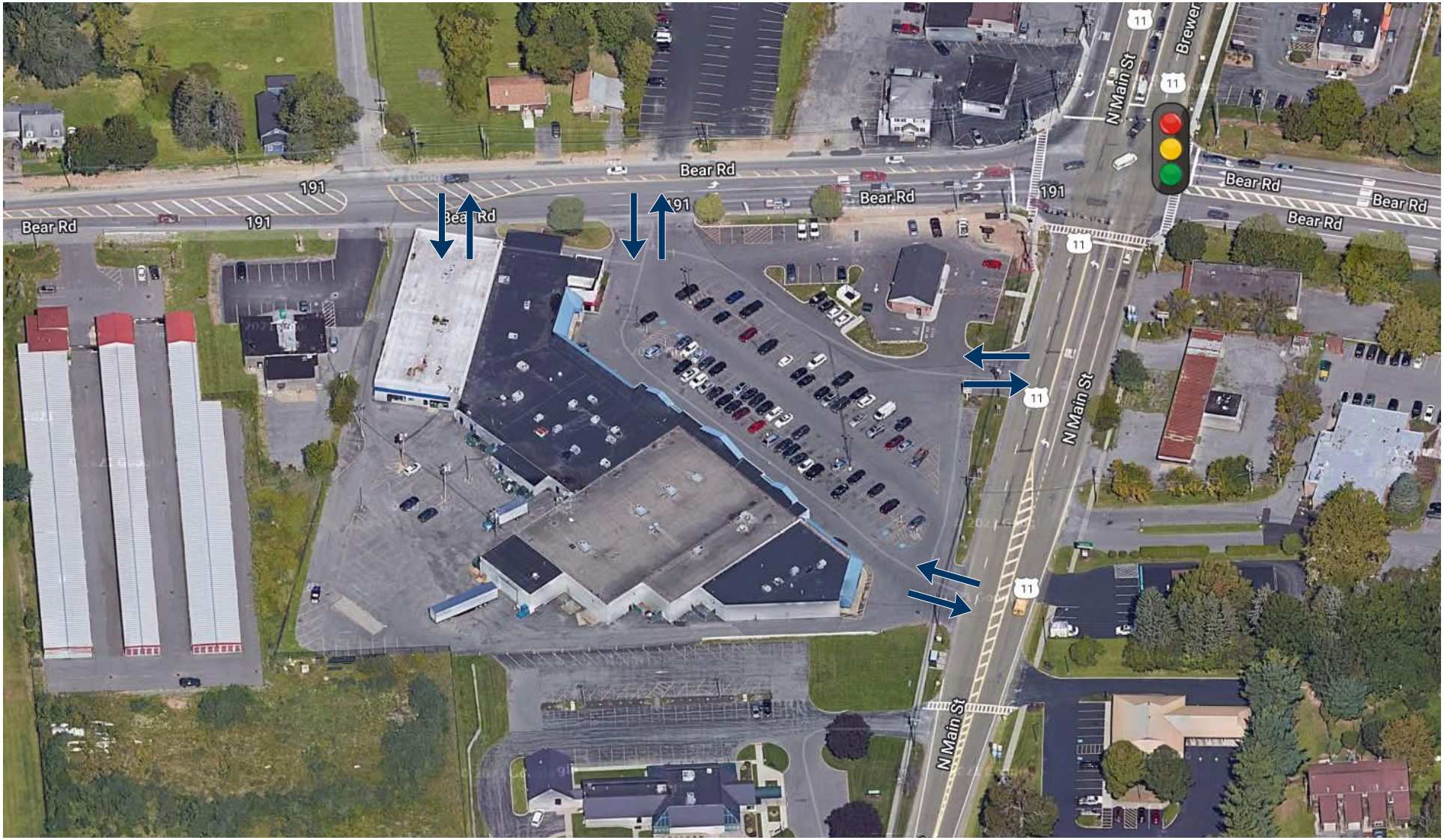

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BEAR ROAD PLAZA

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BEAR ROAD PLAZA
North Syracuse, New York

last updated: 10/08/26 P. 4

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BEAR ROAD PLAZA

709 N Main St, North Syracuse, NY 13212

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

Tenant List

Suite	Tenant	Category/Former Use	Size in SF
1	Kid to Kid	Children's Consignment	5,700
2	Available	Dollar Store	8,559
2B	Harbor Freight	Harware Store	13,613
3	Vietnamese Noodle House	Restaurant	2,000
4	Total Tan	Tanning Salon	6,406
5	Joys Nails & Spa	Nail Salon	2,460
6	Little Caesar's	Pizza Restaurant	1,600
7	Northeast Orthodontic Associates	Medical	2,250
8	Wellness & Massage	Wellness & Massage	2,145
9	Saika Sushi Restaurant	Restaurant	4,500
10	Available	Vacant	10,250
		Total GLA	59,483

Available

At lease

Leased

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BEAR ROAD PLAZA

709 N Main St, North Syracuse, NY 13212

THUR RETAIL
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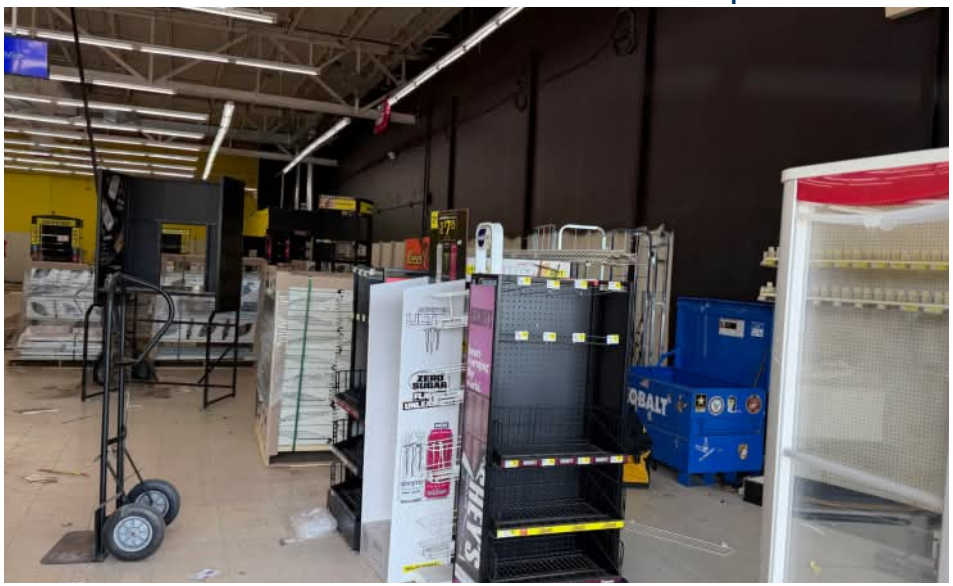
Commercial Real Estate Brokerage

Available Space 8,559 SF (former dollar store)



last updated: 10/08/26

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BEAR ROAD PLAZA

709 N Main St, North Syracuse, NY 13212

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

Available Space 10,250 SF (Retail)

last updated: 10/08/26

SHARY THUR 202-359-3469 sthur@thurassociates.com

LEASING CONTACT

SHARY THUR
Cell: 202-359-3469
Direct 202-823-4445
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OFFICE LOCATIONS

DC OFFICE
2 Wisconsin Circle, Suite 660
Chevy Chase, MD 20815
202-823-4444

BOCA RATON
327 Mizner Park, Suite 301
Boca Raton, Fl 33432
561-395-2441

Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 43.1439/-76.1281

Bear Road Plaza North Syracuse, NY 13212	3 mi radius		5 mi radius		10 mi radius	
Population						
Estimated Population (2026)	43,801		101,273		371,104	
Projected Population (2031)	42,693		98,562		362,507	
Census Population (2020)	45,861		104,290		375,250	
Census Population (2010)	46,066		103,965		367,242	
Projected Annual Growth (2026-2031)	-1,108	*-0.5%*	-2,711	*-0.5%*	-8,597	*-0.5%*
Historical Annual Growth (2020-2026)	-2,060	-	-3,017	*-0.5%*	-4,146	*-0.2%*
Historical Annual Growth (2010-2020)	-206	-	326	-	8,008	*0.2%*
Estimated Population Density (2026)	1,550	*psm*	1,290	*psm*	1,182	*psm*
Trade Area Size	28.3	*sq mi*	78.5	*sq mi*	314.0	*sq mi*
Households						
Estimated Households (2026)	19,145		44,589		158,135	
Projected Households (2031)	18,691		43,475		154,896	
Census Households (2020)	19,257		44,393		154,617	
Census Households (2010)	18,810		43,230		148,690	
Projected Annual Growth (2026-2031)	-454	*-0.5%*	-1,115	*-0.5%*	-3,239	*-0.4%*
Historical Annual Change (2010-2026)	335	*0.1%*	1,359	*0.2%*	9,446	*0.4%*
Average Household Income						
Estimated Average Household Income (2026)	$110,967		$107,081		$101,292	
Projected Average Household Income (2031)	$110,736		$106,911		$101,055	
Census Average Household Income (2010)	$67,201		$62,840		$59,006	
Census Average Household Income (2000)	$55,955		$52,728		$48,844	
Projected Annual Change (2026-2031)	-$231	-	-$171	-	-$238	-
Historical Annual Change (2000-2026)	$55,012	*3.8%*	$54,353	*4.0%*	$52,448	*4.1%*
Median Household Income						
Estimated Median Household Income (2026)	$93,000		$89,848		$79,611	
Projected Median Household Income (2031)	$92,841		$89,674		$79,358	
Census Median Household Income (2010)	$59,618		$56,023		$49,486	
Census Median Household Income (2000)	$49,289		$45,429		$40,516	
Projected Annual Change (2026-2031)	-$159	-	-$174	-	-$253	-
Historical Annual Change (2000-2026)	$43,711	*3.4%*	$44,419	*3.8%*	$39,094	*3.7%*
Per Capita Income						
Estimated Per Capita Income (2026)	$48,577		$47,228		$43,481	
Projected Per Capita Income (2031)	$48,558		$47,241		$43,505	
Census Per Capita Income (2010)	$27,446		$26,129		$23,889	
Census Per Capita Income (2000)	$21,642		$21,169		$19,492	
Projected Annual Change (2026-2031)	-$19	-	$13	-	$25	-
Historical Annual Change (2000-2026)	$26,934	*4.8%*	$26,060	*4.7%*	$23,989	*4.7%*
Estimated Average Household Net Worth (2026)	$1.15 M		$1.03 M		$916,903	

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Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 43.1439/-76.1281

Bear Road Plaza North Syracuse, NY 13212	3 mi radius		5 mi radius		10 mi radius	
Race and Ethnicity						
Total Population (2026)	43,801		101,273		371,104	
White (2026)	37,630	*85.9%*	82,763	*81.7%*	268,052	*72.2%*
Black or African American (2026)	2,170	*5.0%*	7,493	*7.4%*	56,850	*15.3%*
American Indian or Alaska Native (2026)	135	*0.3%*	373	*0.4%*	1,688	*0.5%*
Asian (2026)	1,463	*3.3%*	4,440	*4.4%*	16,637	*4.5%*
Hawaiian or Pacific Islander (2026)	9	-	24	-	100	-
Other Race (2026)	461	*1.1%*	1,253	*1.2%*	7,022	*1.9%*
Two or More Races (2026)	1,934	*4.4%*	4,927	*4.9%*	20,754	*5.6%*
Population < 18 (2026)	8,524	*19.5%*	20,380	*20.1%*	75,887	*20.4%*
White Not Hispanic	6,379	*74.8%*	13,663	*67.0%*	41,575	*54.8%*
Black or African American	544	*6.4%*	2,250	*11.0%*	17,682	*23.3%*
Asian	447	*5.2%*	1,422	*7.0%*	4,313	*5.7%*
Other Race Not Hispanic	650	*7.6%*	1,636	*8.0%*	6,109	*8.1%*
Hispanic	504	*5.9%*	1,410	*6.9%*	6,208	*8.2%*
Not Hispanic or Latino Population (2026)	42,155	*96.2%*	96,791	*95.6%*	348,203	*93.8%*
Not Hispanic White	37,044	*87.9%*	81,336	*84.0%*	262,649	*75.4%*
Not Hispanic Black or African American	2,039	*4.8%*	7,095	*7.3%*	54,265	*15.6%*
Not Hispanic American Indian or Alaska Native	119	*0.3%*	320	*0.3%*	1,366	*0.4%*
Not Hispanic Asian	1,454	*3.4%*	4,419	*4.6%*	16,492	*4.7%*
Not Hispanic Hawaiian or Pacific Islander	7	-	18	-	73	-
Not Hispanic Other Race	97	*0.2%*	223	*0.2%*	738	*0.2%*
Not Hispanic Two or More Races	1,395	*3.3%*	3,379	*3.5%*	12,620	*3.6%*
Hispanic or Latino Population (2026)	1,646	*3.8%*	4,482	*4.4%*	22,901	*6.2%*
Hispanic White	586	*35.6%*	1,427	*31.8%*	5,404	*23.6%*
Hispanic Black or African American	131	*7.9%*	398	*8.9%*	2,585	*11.3%*
Hispanic American Indian or Alaska Native	16	*1.0%*	53	*1.2%*	323	*1.4%*
Hispanic Asian	9	*0.6%*	21	*0.5%*	145	*0.6%*
Hispanic Hawaiian or Pacific Islander	2	-	6	*0.1%*	27	*0.1%*
Hispanic Other Race	363	*22.1%*	1,030	*23.0%*	6,284	*27.4%*
Hispanic Two or More Races	540	*32.8%*	1,548	*34.5%*	8,134	*35.5%*
Not Hispanic or Latino Population (2020)	44,297	*96.6%*	99,856	*95.7%*	351,670	*93.7%*
Hispanic or Latino Population (2020)	1,564	*3.4%*	4,435	*4.3%*	23,580	*6.3%*
Not Hispanic or Latino Population (2010)	45,090	*97.9%*	101,068	*97.2%*	350,241	*95.4%*
Hispanic or Latino Population (2010)	977	*2.1%*	2,897	*2.8%*	17,001	*4.6%*
Not Hispanic or Latino Population (2031)	40,749	*95.4%*	93,509	*94.9%*	338,206	*93.3%*
Hispanic or Latino Population (2031)	1,943	*4.6%*	5,053	*5.1%*	24,301	*6.7%*
Projected Annual Growth (2026-2031)	297	*3.6%*	571	*2.5%*	1,400	*1.2%*
Historical Annual Growth (2010-2020)	587	*6.0%*	1,538	*5.3%*	6,579	*3.9%*

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Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 43.1439/-76.1281

Bear Road Plaza North Syracuse, NY 13212	3 mi radius		5 mi radius		10 mi radius	
Total Age Distribution (2026)						
Total Population	43,801		101,273		371,104	
Age Under 5 Years	2,083	*4.8%*	5,099	*5.0%*	19,685	*5.3%*
Age 5 to 9 Years	2,404	*5.5%*	5,799	*5.7%*	21,593	*5.8%*
Age 10 to 14 Years	2,552	*5.8%*	5,983	*5.9%*	21,752	*5.9%*
Age 15 to 19 Years	2,260	*5.2%*	5,411	*5.3%*	26,829	*7.2%*
Age 20 to 24 Years	1,973	*4.5%*	4,851	*4.8%*	28,034	*7.6%*
Age 25 to 29 Years	2,512	*5.7%*	6,371	*6.3%*	25,298	*6.8%*
Age 30 to 34 Years	2,920	*6.7%*	7,056	*7.0%*	25,765	*6.9%*
Age 35 to 39 Years	3,041	*6.9%*	7,305	*7.2%*	25,120	*6.8%*
Age 40 to 44 Years	2,848	*6.5%*	6,667	*6.6%*	22,556	*6.1%*
Age 45 to 49 Years	2,533	*5.8%*	5,791	*5.7%*	19,614	*5.3%*
Age 50 to 54 Years	2,752	*6.3%*	6,098	*6.0%*	19,970	*5.4%*
Age 55 to 59 Years	2,983	*6.8%*	6,700	*6.6%*	22,092	*6.0%*
Age 60 to 64 Years	3,149	*7.2%*	7,092	*7.0%*	23,956	*6.5%*
Age 65 to 69 Years	3,066	*7.0%*	6,529	*6.4%*	21,713	*5.9%*
Age 70 to 74 Years	2,614	*6.0%*	5,529	*5.5%*	17,797	*4.8%*
Age 75 to 79 Years	2,014	*4.6%*	4,185	*4.1%*	12,867	*3.5%*
Age 80 to 84 Years	1,156	*2.6%*	2,569	*2.5%*	8,156	*2.2%*
Age 85 Years or Over	941	*2.1%*	2,236	*2.2%*	8,305	*2.2%*
Median Age	43.4		41.7		38.9	
Age 19 Years or Less	9,300	*21.2%*	22,292	*22.0%*	89,860	*24.2%*
Age 20 to 64 Years	24,711	*56.4%*	57,933	*57.2%*	212,406	*57.2%*
Age 65 Years or Over	9,790	*22.4%*	21,048	*20.8%*	68,838	*18.5%*
Female Age Distribution (2026)						
Female Population	22,401	*51.1%*	51,853	*51.2%*	181,872	*49.0%*
Age Under 5 Years	978	*4.4%*	2,443	*4.7%*	9,603	*5.3%*
Age 5 to 9 Years	1,156	*5.2%*	2,818	*5.4%*	10,610	*5.8%*
Age 10 to 14 Years	1,256	*5.6%*	2,890	*5.6%*	10,522	*5.8%*
Age 15 to 19 Years	1,069	*4.8%*	2,620	*5.1%*	9,988	*5.5%*
Age 20 to 24 Years	941	*4.2%*	2,380	*4.6%*	11,315	*6.2%*
Age 25 to 29 Years	1,278	*5.7%*	3,219	*6.2%*	12,748	*7.0%*
Age 30 to 34 Years	1,439	*6.4%*	3,563	*6.9%*	12,994	*7.1%*
Age 35 to 39 Years	1,523	*6.8%*	3,697	*7.1%*	12,664	*7.0%*
Age 40 to 44 Years	1,451	*6.5%*	3,384	*6.5%*	11,545	*6.3%*
Age 45 to 49 Years	1,304	*5.8%*	2,986	*5.8%*	10,159	*5.6%*
Age 50 to 54 Years	1,437	*6.4%*	3,158	*6.1%*	10,278	*5.7%*
Age 55 to 59 Years	1,540	*6.9%*	3,481	*6.7%*	11,294	*6.2%*
Age 60 to 64 Years	1,659	*7.4%*	3,696	*7.1%*	12,336	*6.8%*
Age 65 to 69 Years	1,655	*7.4%*	3,520	*6.8%*	11,318	*6.2%*
Age 70 to 74 Years	1,441	*6.4%*	3,028	*5.8%*	9,457	*5.2%*
Age 75 to 79 Years	1,121	*5.0%*	2,368	*4.6%*	7,076	*3.9%*
Age 80 to 84 Years	664	*3.0%*	1,454	*2.8%*	4,452	*2.4%*
Age 85 Years or Over	489	*2.2%*	1,146	*2.2%*	3,515	*1.9%*
Female Median Age	45.1		43.1		40.4	
Age 19 Years or Less	4,459	*19.9%*	10,772	*20.8%*	40,722	*22.4%*
Age 20 to 64 Years	12,572	*56.1%*	29,564	*57.0%*	105,332	*57.9%*
Age 65 Years or Over	5,369	*24.0%*	11,517	*22.2%*	35,818	*19.7%*

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Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 43.1439/-76.1281

Bear Road Plaza North Syracuse, NY 13212	3 mi radius		5 mi radius		10 mi radius	
Male Age Distribution (2026)						
Male Population	21,400	*48.9%*	49,420	*48.8%*	189,232	*51.0%*
Age Under 5 Years	1,105	*5.2%*	2,657	*5.4%*	10,082	*5.3%*
Age 5 to 9 Years	1,248	*5.8%*	2,981	*6.0%*	10,983	*5.8%*
Age 10 to 14 Years	1,296	*6.1%*	3,092	*6.3%*	11,230	*5.9%*
Age 15 to 19 Years	1,191	*5.6%*	2,790	*5.6%*	16,841	*8.9%*
Age 20 to 24 Years	1,031	*4.8%*	2,471	*5.0%*	16,719	*8.8%*
Age 25 to 29 Years	1,234	*5.8%*	3,153	*6.4%*	12,550	*6.6%*
Age 30 to 34 Years	1,481	*6.9%*	3,493	*7.1%*	12,772	*6.7%*
Age 35 to 39 Years	1,518	*7.1%*	3,609	*7.3%*	12,457	*6.6%*
Age 40 to 44 Years	1,397	*6.5%*	3,283	*6.6%*	11,011	*5.8%*
Age 45 to 49 Years	1,229	*5.7%*	2,806	*5.7%*	9,455	*5.0%*
Age 50 to 54 Years	1,315	*6.1%*	2,939	*5.9%*	9,692	*5.1%*
Age 55 to 59 Years	1,443	*6.7%*	3,219	*6.5%*	10,798	*5.7%*
Age 60 to 64 Years	1,490	*7.0%*	3,396	*6.9%*	11,621	*6.1%*
Age 65 to 69 Years	1,411	*6.6%*	3,009	*6.1%*	10,395	*5.5%*
Age 70 to 74 Years	1,173	*5.5%*	2,501	*5.1%*	8,340	*4.4%*
Age 75 to 79 Years	894	*4.2%*	1,816	*3.7%*	5,791	*3.1%*
Age 80 to 84 Years	492	*2.3%*	1,115	*2.3%*	3,704	*2.0%*
Age 85 Years or Over	453	*2.1%*	1,090	*2.2%*	4,790	*2.5%*
Male Median Age	41.7		40.4		37.7	
Age 19 Years or Less	4,841	*22.6%*	11,520	*23.3%*	49,138	*26.0%*
Age 20 to 64 Years	12,139	*56.7%*	28,369	*57.4%*	107,075	*56.6%*
Age 65 Years or Over	4,421	*20.7%*	9,531	*19.3%*	33,020	*17.4%*
Males per 100 Females (2026)						
Overall Comparison	96		95		104	
Age Under 5 Years	113	*53.0%*	109	*52.1%*	105	*51.2%*
Age 5 to 9 Years	108	*51.9%*	106	*51.4%*	104	*50.9%*
Age 10 to 14 Years	103	*50.8%*	107	*51.7%*	107	*51.6%*
Age 15 to 19 Years	111	*52.7%*	106	*51.6%*	169	*62.8%*
Age 20 to 24 Years	110	*52.3%*	104	*50.9%*	148	*59.6%*
Age 25 to 29 Years	97	*49.1%*	98	*49.5%*	98	*49.6%*
Age 30 to 34 Years	103	*50.7%*	98	*49.5%*	98	*49.6%*
Age 35 to 39 Years	100	*49.9%*	98	*49.4%*	98	*49.6%*
Age 40 to 44 Years	96	*49.1%*	97	*49.2%*	95	*48.8%*
Age 45 to 49 Years	94	*48.5%*	94	*48.4%*	93	*48.2%*
Age 50 to 54 Years	92	*47.8%*	93	*48.2%*	94	*48.5%*
Age 55 to 59 Years	94	*48.4%*	92	*48.0%*	96	*48.9%*
Age 60 to 64 Years	90	*47.3%*	92	*47.9%*	94	*48.5%*
Age 65 to 69 Years	85	*46.0%*	85	*46.1%*	92	*47.9%*
Age 70 to 74 Years	81	*44.9%*	83	*45.2%*	88	*46.9%*
Age 75 to 79 Years	80	*44.4%*	77	*43.4%*	82	*45.0%*
Age 80 to 84 Years	74	*42.6%*	77	*43.4%*	83	*45.4%*
Age 85 Years or Over	93	*48.1%*	95	*48.7%*	136	*57.7%*
Age 19 Years or Less	109	*52.1%*	107	*51.7%*	121	*54.7%*
Age 20 to 39 Years	102	*50.4%*	99	*49.7%*	110	*52.3%*
Age 40 to 64 Years	93	*48.2%*	94	*48.4%*	95	*48.6%*
Age 65 Years or Over	82	*45.2%*	83	*45.3%*	92	*48.0%*

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Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 43.1439/-76.1281

Bear Road Plaza North Syracuse, NY 13212	3 mi radius		5 mi radius		10 mi radius	
Household Type (2026)						
Total Households	19,145		44,589		158,135	
Households with Children	4,711	*24.6%*	11,093	*24.9%*	40,551	*25.6%*
Average Household Size	2.3		2.3		2.2	
Household Density per Square Mile	677		568		504	
Population Family	32,614	*74.5%*	74,595	*73.7%*	257,957	*69.5%*
Population Non-Family	10,840	*24.7%*	25,829	*25.5%*	94,616	*25.5%*
Population Group Quarters	347	*0.8%*	849	*0.8%*	18,531	*5.0%*
Family Households	11,006	*57.5%*	25,166	*56.4%*	87,156	*55.1%*
Married Couple Households	8,164	*74.2%*	17,758	*70.6%*	55,277	*63.4%*
Other Family Households	2,842	*25.8%*	7,408	*29.4%*	31,879	*36.6%*
Family Households with Children	4,701	*42.7%*	11,076	*44.0%*	40,483	*46.4%*
Married Couple with Children	3,239	*68.9%*	7,217	*65.2%*	22,262	*55.0%*
Other Family Households with Children	1,462	*31.1%*	3,858	*34.8%*	18,221	*45.0%*
Family Households No Children	6,305	*57.3%*	14,091	*56.0%*	46,673	*53.6%*
Married Couple No Children	4,925	*78.1%*	10,541	*74.8%*	33,014	*70.7%*
Other Family Households No Children	1,380	*21.9%*	3,550	*25.2%*	13,658	*29.3%*
Non-Family Households	8,139	*42.5%*	19,423	*43.6%*	70,979	*44.9%*
Non-Family Households with Children	10	*0.1%*	17	-	68	-
Non-Family Households No Children	8,129	*99.9%*	19,406	*99.9%*	70,912	*99.9%*
Average Family Household Size	3.0		3.0		3.0	
Average Family Income	$138,945		$132,973		$126,114	
Median Family Income	$119,454		$113,789		$103,964	
Average Non-Family Household Size	1.3		1.3		1.3	
Marital Status (2026)						
Population Age 15 Years or Over	36,761		84,392		308,073	
Never Married	11,848	*32.2%*	28,345	*33.6%*	125,284	*40.7%*
Currently Married	18,285	*49.7%*	39,415	*46.7%*	123,289	*40.0%*
Previously Married	6,628	*18.0%*	16,632	*19.7%*	59,500	*19.3%*
Separated	1,081	*16.3%*	2,665	*16.0%*	11,832	*19.9%*
Widowed	1,870	*28.2%*	4,365	*26.2%*	15,827	*26.6%*
Divorced	3,676	*55.5%*	9,602	*57.7%*	31,841	*53.5%*
Educational Attainment (2026)						
Adult Population Age 25 Years or Over	32,528		74,130		253,210	
Elementary (Grade Level 0 to 8)	655	*2.0%*	1,919	*2.6%*	8,572	*3.4%*
Some High School (Grade Level 9 to 11)	1,396	*4.3%*	3,345	*4.5%*	13,909	*5.5%*
High School Graduate	8,672	*26.7%*	19,652	*26.5%*	62,478	*24.7%*
Some College	5,763	*17.7%*	12,684	*17.1%*	41,674	*16.5%*
Associate Degree Only	4,865	*15.0%*	11,041	*14.9%*	31,734	*12.5%*
Bachelor Degree Only	6,841	*21.0%*	15,720	*21.2%*	53,417	*21.1%*
Graduate Degree	4,337	*13.3%*	9,770	*13.2%*	41,426	*16.4%*
Any College (Some College or Higher)	21,806	*67.0%*	49,214	*66.4%*	168,251	*66.4%*
College Degree + (Bachelor Degree or Higher)	11,178	*34.4%*	25,490	*34.4%*	94,843	*37.5%*

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Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 43.1439/-76.1281

Bear Road Plaza North Syracuse, NY 13212	3 mi radius		5 mi radius		10 mi radius	
Housing						
Total Housing Units (2026)	20,110		47,044		169,059	
Total Housing Units (2020)	20,051		46,628		167,195	
Historical Annual Growth (2020-2026)	59	-	417	-	1,865	-
Housing Units Occupied (2026)	19,145	*95.2%*	44,589	*94.8%*	158,135	*93.5%*
Housing Units Owner-Occupied	14,274	*74.6%*	30,598	*68.6%*	90,062	*57.0%*
Housing Units Renter-Occupied	4,871	*25.4%*	13,991	*31.4%*	68,074	*43.0%*
Housing Units Vacant (2026)	965	*4.8%*	2,455	*5.2%*	10,924	*6.5%*
Household Size (2026)						
Total Households	19,145		44,589		158,135	
1 Person Households	6,618	*34.6%*	15,775	*35.4%*	57,474	*36.3%*
2 Person Households	6,457	*33.7%*	14,938	*33.5%*	52,848	*33.4%*
3 Person Households	2,714	*14.2%*	6,197	*13.9%*	21,421	*13.5%*
4 Person Households	2,067	*10.8%*	4,641	*10.4%*	15,617	*9.9%*
5 Person Households	841	*4.4%*	1,948	*4.4%*	6,555	*4.1%*
6 Person Households	288	*1.5%*	689	*1.5%*	2,575	*1.6%*
7 or More Person Households	160	*0.8%*	401	*0.9%*	1,646	*1.0%*
Household Income Distribution (2026)						
HH Income $200,000 or More	1,781	*9.3%*	3,900	*8.7%*	15,343	*9.7%*
HH Income $150,000 to $199,999	2,283	*11.9%*	4,806	*10.8%*	14,021	*8.9%*
HH Income $125,000 to $149,999	1,569	*8.2%*	4,048	*9.1%*	11,244	*7.1%*
HH Income $100,000 to $124,999	2,958	*15.5%*	6,011	*13.5%*	16,656	*10.5%*
HH Income $75,000 to $99,999	2,609	*13.6%*	6,322	*14.2%*	20,245	*12.8%*
HH Income $50,000 to $74,999	3,089	*16.1%*	7,909	*17.7%*	26,061	*16.5%*
HH Income $35,000 to $49,999	1,778	*9.3%*	4,231	*9.5%*	15,994	*10.1%*
HH Income $25,000 to $34,999	1,117	*5.8%*	2,670	*6.0%*	11,370	*7.2%*
HH Income $15,000 to $24,999	845	*4.4%*	2,148	*4.8%*	10,512	*6.6%*
HH Income $10,000 to $14,999	395	*2.1%*	970	*2.2%*	5,721	*3.6%*
HH Income Under $10,000	719	*3.8%*	1,573	*3.5%*	10,968	*6.9%*
Household Vehicles (2026)						
Households 0 Vehicles Available	1,322	*6.9%*	3,517	*7.9%*	24,432	*15.4%*
Households 1 Vehicle Available	7,303	*38.1%*	18,579	*41.7%*	66,336	*41.9%*
Households 2 Vehicles Available	7,666	*40.0%*	16,870	*37.8%*	50,637	*32.0%*
Households 3 or More Vehicles Available	2,854	*14.9%*	5,624	*12.6%*	16,731	*10.6%*
Total Vehicles Available	32,151		71,058		223,828	
Average Vehicles per Household	1.7		1.6		1.4	
Owner-Occupied Household Vehicles	26,533	*82.5%*	55,673	*78.3%*	161,046	*72.0%*
Average Vehicles per Owner-Occupied Household	1.9		1.8		1.8	
Renter-Occupied Household Vehicles	5,619	*17.5%*	15,385	*21.7%*	62,782	*28.0%*
Average Vehicles per Renter-Occupied Household	1.2		1.1		-	
Travel Time (2026)						
Worker Base Age 16 years or Over	23,368		54,177		181,364	
Travel to Work in 14 Minutes or Less	6,293	*26.9%*	15,493	*28.6%*	54,436	*30.0%*
Travel to Work in 15 to 29 Minutes	11,569	*49.5%*	25,458	*47.0%*	79,060	*43.6%*
Travel to Work in 30 to 59 Minutes	2,254	*9.6%*	5,433	*10.0%*	20,782	*11.5%*
Travel to Work in 60 Minutes or More	830	*3.6%*	1,798	*3.3%*	6,237	*3.4%*
Work at Home	2,422	*10.4%*	5,997	*11.1%*	20,850	*11.5%*
Average Minutes Travel to Work	17.6		17.5		17.5	

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Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 43.1439/-76.1281

Bear Road Plaza North Syracuse, NY 13212	3 mi radius		5 mi radius		10 mi radius	
Transportation To Work (2026)						
Worker Base Age 16 years or Over	23,368		54,177		181,364	
Drive to Work Alone	18,829	*80.6%*	42,670	*78.8%*	131,257	*72.4%*
Drive to Work in Carpool	1,511	*6.5%*	3,685	*6.8%*	13,967	*7.7%*
Travel to Work by Public Transportation	209	*0.9%*	770	*1.4%*	5,958	*3.3%*
Drive to Work on Motorcycle	22	-	30	-	131	-
Bicycle to Work	9	-	48	-	531	*0.3%*
Walk to Work	169	*0.7%*	574	*1.1%*	5,804	*3.2%*
Other Means	197	*0.8%*	402	*0.7%*	2,865	*1.6%*
Work at Home	2,422	*10.4%*	5,997	*11.1%*	20,850	*11.5%*
Daytime Demographics (2026)						
Total Businesses	1,538		4,173		12,949	
Total Employees	20,248		62,450		182,493	
Company Headquarter Businesses	63	*4.1%*	215	*5.2%*	572	*4.4%*
Company Headquarter Employees	2,950	*14.6%*	11,120	*17.8%*	27,235	*14.9%*
Employee Population per Business	13.2	to 1	15.0	to 1	14.1	to 1
Residential Population per Business	28.5	to 1	24.3	to 1	28.7	to 1
Adj. Daytime Demographics Age 16 Years or Over	33,003		91,257		304,459	
Labor Force						
Labor Population Age 16 Years or Over (2026)	36,261		83,205		303,890	
Labor Force Total Males (2026)	17,500	*48.3%*	40,109	*48.2%*	154,886	*51.0%*
Male Civilian Employed	12,175	*69.6%*	27,730	*69.1%*	93,986	*60.7%*
Male Civilian Unemployed	498	*2.8%*	1,045	*2.6%*	4,210	*2.7%*
Males in Armed Forces	126	*0.7%*	187	*0.5%*	425	*0.3%*
Males Not in Labor Force	4,700	*26.9%*	11,147	*27.8%*	56,265	*36.3%*
Labor Force Total Females (2026)	18,761	*51.7%*	43,096	*51.8%*	149,004	*49.0%*
Female Civilian Employed	11,193	*59.7%*	26,448	*61.4%*	87,393	*58.7%*
Female Civilian Unemployed	433	*2.3%*	861	*2.0%*	3,085	*2.1%*
Females in Armed Forces	12	-	33	-	120	-
Females Not in Labor Force	7,124	*38.0%*	15,755	*36.6%*	58,406	*39.2%*
Unemployment Rate	931	*2.6%*	1,906	*2.3%*	7,294	*2.4%*
Occupation (2026)						
Occupation Population Age 16 Years or Over	23,368		54,177		181,364	
Occupation Total Males	12,175	*52.1%*	27,730	*51.2%*	93,972	*51.8%*
Occupation Total Females	11,193	*47.9%*	26,448	*48.8%*	87,393	*48.2%*
Management, Business, Financial Operations	4,352	*18.6%*	9,579	*17.7%*	30,790	*17.0%*
Professional, Related	7,061	*30.2%*	16,893	*31.2%*	59,202	*32.6%*
Service	2,875	*12.3%*	7,006	*12.9%*	26,932	*14.8%*
Sales, Office	5,020	*21.5%*	10,916	*20.1%*	34,666	*19.1%*
Farming, Fishing, Forestry	21	-	51	-	135	-
Construction, Extraction, Maintenance	1,222	*5.2%*	2,883	*5.3%*	9,130	*5.0%*
Production, Transport, Material Moving	2,816	*12.1%*	6,849	*12.6%*	20,510	*11.3%*
White Collar Workers	16,433	*70.3%*	37,388	*69.0%*	124,657	*68.7%*
Blue Collar Workers	6,935	*29.7%*	16,789	*31.0%*	56,708	*31.3%*

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Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 43.1439/-76.1281

Bear Road Plaza North Syracuse, NY 13212	3 mi radius		5 mi radius		10 mi radius	
Units In Structure (2026)						
Total Units	19,145		44,589		158,135	
1 Detached Unit	14,011	*73.2%*	30,103	*67.5%*	89,587	*56.7%*
1 Attached Unit	987	*5.2%*	2,526	*5.7%*	7,813	*4.9%*
2 Units	551	*2.9%*	2,092	*4.7%*	13,192	*8.3%*
3 to 4 Units	231	*1.2%*	823	*1.8%*	5,760	*3.6%*
5 to 9 Units	1,225	*6.4%*	3,221	*7.2%*	12,158	*7.7%*
10 to 19 Units	783	*4.1%*	2,322	*5.2%*	8,270	*5.2%*
20 to 49 Units	751	*3.9%*	1,866	*4.2%*	9,512	*6.0%*
50 or More Units	514	*2.7%*	1,332	*3.0%*	10,138	*6.4%*
Mobile Home or Trailer	91	*0.5%*	304	*0.7%*	1,702	*1.1%*
Other Structure	-	-	-	-	3	-
Occupied Homes Built By Year (2026)						
Homes Built 2020 or later	103	*0.5%*	356	*0.8%*	1,238	*0.8%*
Homes Built 2010 to 2019	664	*3.5%*	1,740	*3.9%*	8,509	*5.4%*
Homes Built 2000 to 2009	1,171	*6.1%*	3,049	*6.8%*	9,036	*5.7%*
Homes Built 1990 to 1999	1,603	*8.4%*	3,735	*8.4%*	12,709	*8.0%*
Homes Built 1980 to 1989	3,139	*16.4%*	6,528	*14.6%*	18,715	*11.8%*
Homes Built 1970 to 1979	3,821	*20.0%*	7,035	*15.8%*	20,432	*12.9%*
Homes Built 1960 to 1969	2,834	*14.8%*	6,896	*15.5%*	20,480	*13.0%*
Homes Built 1950 to 1959	3,424	*17.9%*	7,492	*16.8%*	24,063	*15.2%*
Homes Built 1940 to 1949	854	*4.5%*	2,281	*5.1%*	7,978	*5.0%*
Homes Built Before 1939	1,531	*8.0%*	5,477	*12.3%*	34,975	*22.1%*
Median Age of Homes	52.8	*yrs*	54.2	*yrs*	57.7	*yrs*
Home Values (2026)						
Owner Specified Housing Units	14,274		30,598		90,062	
Home Values $1,000,000 or More	150	*1.1%*	263	*0.9%*	1,039	*1.2%*
Home Values $750,000 to $999,999	139	*1.0%*	294	*1.0%*	1,074	*1.2%*
Home Values $500,000 to $749,999	464	*3.3%*	930	*3.0%*	3,864	*4.3%*
Home Values $400,000 to $499,999	826	*5.8%*	1,996	*6.5%*	7,261	*8.1%*
Home Values $300,000 to $399,999	1,875	*13.1%*	4,271	*14.0%*	12,497	*13.9%*
Home Values $250,000 to $299,999	2,058	*14.4%*	3,999	*13.1%*	10,936	*12.1%*
Home Values $200,000 to $249,999	2,591	*18.2%*	5,121	*16.7%*	13,877	*15.4%*
Home Values $175,000 to $199,999	1,413	*9.9%*	2,840	*9.3%*	7,945	*8.8%*
Home Values $150,000 to $174,999	1,876	*13.1%*	3,908	*12.8%*	10,091	*11.2%*
Home Values $125,000 to $149,999	1,031	*7.2%*	2,120	*6.9%*	5,746	*6.4%*
Home Values $100,000 to $124,999	899	*6.3%*	2,228	*7.3%*	5,799	*6.4%*
Home Values $90,000 to $99,999	181	*1.3%*	708	*2.3%*	1,769	*2.0%*
Home Values $80,000 to $89,999	119	*0.8%*	347	*1.1%*	1,488	*1.7%*
Home Values $70,000 to $79,999	105	*0.7%*	274	*0.9%*	1,402	*1.6%*
Home Values $60,000 to $69,999	75	*0.5%*	249	*0.8%*	1,138	*1.3%*
Home Values $50,000 to $59,999	30	*0.2%*	87	*0.3%*	471	*0.5%*
Home Values $35,000 to $49,999	56	*0.4%*	111	*0.4%*	877	*1.0%*
Home Values $25,000 to $34,999	12	-	38	*0.1%*	277	*0.3%*
Home Values $10,000 to $24,999	209	*1.5%*	459	*1.5%*	1,280	*1.4%*
Home Values Under $10,000	166	*1.2%*	356	*1.2%*	1,230	*1.4%*
Owner-Occupied Median Home Value	$225,123		$221,088		$227,293	
Renter-Occupied Median Rent	$1,069		$1,092		$1,058	

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Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 43.1439/-76.1281

Bear Road Plaza North Syracuse, NY 13212	3 mi radius		5 mi radius		10 mi radius	
Total Annual Consumer Expenditure (2026)						
Total Household Expenditure	$1.8 B		$4.1 B		$13.75 B	
Total Non-Retail Expenditure	$868.22 M		$1.98 B		$6.75 B	
Total Retail Expenditure	$935.65 M		$2.11 B		$7 B	
Alcoholic Beverages	$12.35 M		$28.15 M		$94.26 M	
Apparel	$38.4 M		$87.84 M		$297.51 M	
Contributions	$44.11 M		$100.16 M		$330.57 M	
Education	$30.18 M		$68.64 M		$227.87 M	
Entertainment	$86.78 M		$198.53 M		$672.94 M	
Food Away From Home	$84.9 M		$193.85 M		$652.05 M	
Grocery	$120.01 M		$276.83 M		$963.55 M	
Health Care	$129.69 M		$296.52 M		$1.02 B	
Household Furnishings and Equipment	$45.8 M		$104.56 M		$351.51 M	
Household Operations	$34.52 M		$79.01 M		$269.39 M	
Miscellaneous Expenses	$26.88 M		$61.37 M		$205.79 M	
Personal Care	$19.35 M		$44.51 M		$153.6 M	
Shelter	$307.94 M		$711.27 M		$2.45 B	
Tax and Retirement	$458.01 M		$1.03 B		$3.38 B	
Tobacco and Related	$6.52 M		$15.34 M		$57.18 M	
Transportation	$268.08 M		$596.09 M		$1.89 B	
Utilities	$90.36 M		$208.63 M		$728.47 M	
Monthly Household Consumer Expenditure (2026)						
Total Household Expenditure	$7,852		$7,660		$7,246	
Total Non-Retail Expenditure	$3,779	*48.1%*	$3,709	*48.4%*	$3,556	*49.1%*
Total Retail Expenditures	$4,073	*51.9%*	$3,951	*51.6%*	$3,691	*50.9%*
Alcoholic Beverages	$54	*0.7%*	$53	*0.7%*	$50	*0.7%*
Apparel	$167	*2.1%*	$164	*2.1%*	$157	*2.2%*
Contributions	$192	*2.4%*	$187	*2.4%*	$174	*2.4%*
Education	$131	*1.7%*	$128	*1.7%*	$120	*1.7%*
Entertainment	$378	*4.8%*	$371	*4.8%*	$355	*4.9%*
Food Away From Home	$370	*4.7%*	$362	*4.7%*	$344	*4.7%*
Grocery	$522	*6.7%*	$517	*6.8%*	$508	*7.0%*
Health Care	$565	*7.2%*	$554	*7.2%*	$539	*7.4%*
Household Furnishings and Equipment	$199	*2.5%*	$195	*2.6%*	$185	*2.6%*
Household Operations	$150	*1.9%*	$148	*1.9%*	$142	*2.0%*
Miscellaneous Expenses	$117	*1.5%*	$115	*1.5%*	$108	*1.5%*
Personal Care	$84	*1.1%*	$83	*1.1%*	$81	*1.1%*
Shelter	$1,340	*17.1%*	$1,329	*17.4%*	$1,293	*17.8%*
Tax and Retirement	$1,994	*25.4%*	$1,920	*25.1%*	$1,782	*25.1%*
Tobacco and Related	$28	*0.4%*	$29	*0.4%*	$30	*0.4%*
Transportation	$1,167	*14.9%*	$1,114	*14.5%*	$995	*13.7%*
Utilities	$393	*5.0%*	$390	*5.1%*	$384	*5.3%*

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