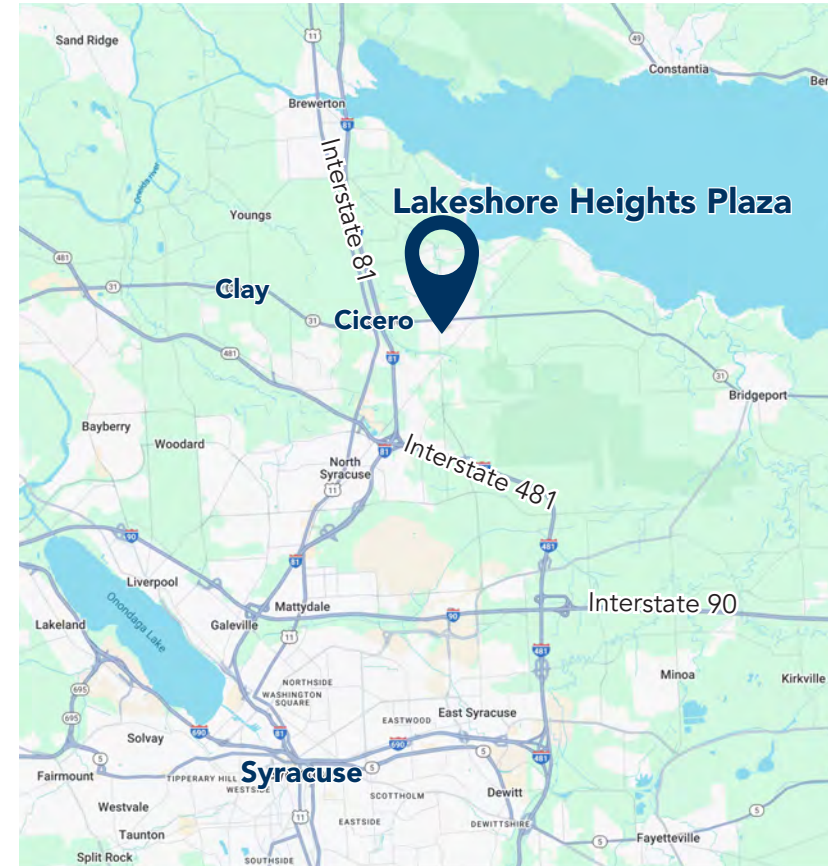


LAKESHORE HEIGHTS

6195-6197 St Rt 31, Cicero, NY 13039



PROPERTY HIGHLIGHTS

- Last Space Available 1,200 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 24,844
5 Mi 50,259
10 Mi 264,714

CARS PER DAY



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

AV. HH INCOME



3 Mi \$131,253
5 Mi \$123,011
10 Mi \$99,951

EMPLOYEES



3 Mi 6,009
5 Mi 17,168
10 Mi 153,654

JOIN:



Walgreens



OneMain
Financial®



last updated: 09/28/26 P1



SHARY THUR



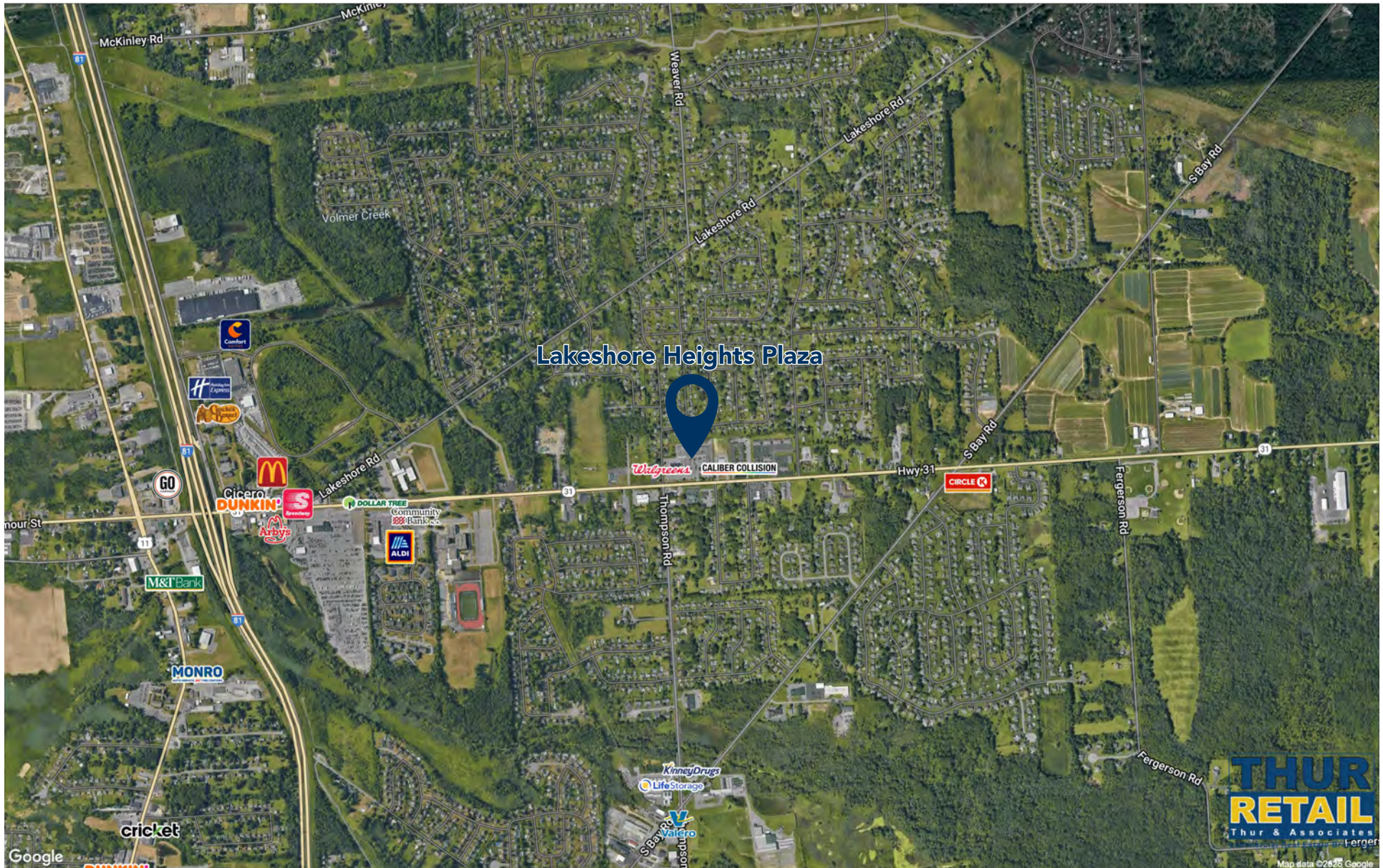
202-359-3469



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LAKESHORE HEIGHTS

6195-6197 St Rt 31, Cicero, NY 13039



last updated: 09/28/26 P2



SHARY THUR



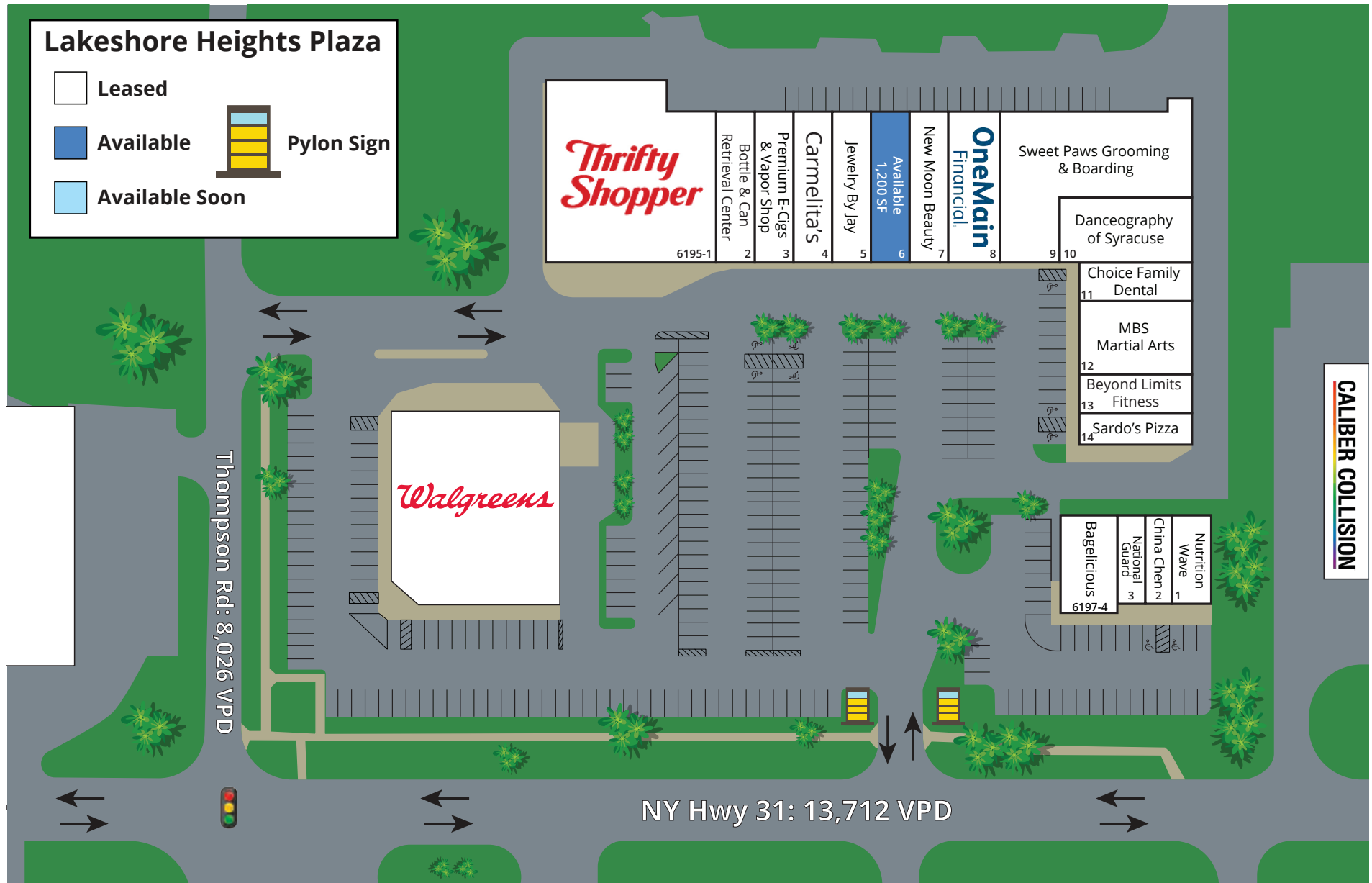
202-359-3469



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LAKESHORE HEIGHTS

6195-6197 St Rt 31, Cicero, NY 13039



last updated: 09/28/26 P3



SHARY THUR



202-359-3469



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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	Bagelicious	Bagel Shop	2,400
		Total GLA	80,748

last updated: 09/28/26 P4



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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: 09/28/26 P5



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LAKESHORE HEIGHTS

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last updated: 09/28/26 P6



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Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1777/-76.0922

Lakeshore Heights Plaza Cicero, NY 13039	3 mi radius	5 mi radius	10 mi radius
Population			
Estimated Population (2026)	24,844	50,259	264,714
Projected Population (2031)	24,293	49,538	259,122
Census Population (2020)	25,886	52,056	266,759
Census Population (2010)	25,827	51,830	261,654
Projected Annual Growth (2026-2031)	-551 -0.4%	-721 -0.3%	-5,592 -0.4%
Historical Annual Growth (2020-2026)	-1,042 -	-1,797 -0.6%	-2,045 -0.1%
Historical Annual Growth (2010-2020)	59 -	226 -	5,105 0.2%
Estimated Population Density (2026)	879 <i>psm</i>	640 <i>psm</i>	843 <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 (2026)	10,132	21,291	115,081
Projected Households (2031)	9,933	21,033	113,110
Census Households (2020)	9,953	21,017	112,123
Census Households (2010)	9,667	20,259	107,170
Projected Annual Growth (2026-2031)	-198 -0.4%	-259 -0.2%	-1,971 -0.3%
Historical Annual Change (2010-2026)	465 0.3%	1,032 0.3%	7,911 0.5%
Average Household Income			
Estimated Average Household Income (2026)	\$131,253	\$123,011	\$99,951
Projected Average Household Income (2031)	\$130,814	\$122,715	\$99,638
Census Average Household Income (2010)	\$78,435	\$71,929	\$57,548
Census Average Household Income (2000)	\$62,725	\$57,051	\$48,359
Projected Annual Change (2026-2031)	-\$439 -	-\$295 -	-\$313 -
Historical Annual Change (2000-2026)	\$68,528 4.2%	\$65,959 4.4%	\$51,592 4.1%
Median Household Income			
Estimated Median Household Income (2026)	\$107,168	\$101,772	\$80,147
Projected Median Household Income (2031)	\$106,464	\$101,477	\$79,793
Census Median Household Income (2010)	\$70,676	\$64,601	\$49,529
Census Median Household Income (2000)	\$55,552	\$50,984	\$40,471
Projected Annual Change (2026-2031)	-\$704 -0.1%	-\$295 -	-\$354 -
Historical Annual Change (2000-2026)	\$51,615 3.6%	\$50,787 3.8%	\$39,676 3.8%
Per Capita Income			
Estimated Per Capita Income (2026)	\$53,603	\$52,174	\$43,687
Projected Per Capita Income (2031)	\$53,567	\$52,166	\$43,733
Census Per Capita Income (2010)	\$29,354	\$28,120	\$23,569
Census Per Capita Income (2000)	\$22,414	\$21,362	\$19,455
Projected Annual Change (2026-2031)	-\$35 -	-\$8 -	\$46 -
Historical Annual Change (2000-2026)	\$31,189 5.4%	\$30,812 5.5%	\$24,232 4.8%
Estimated Average Household Net Worth (2026)	\$1.38 M	\$1.31 M	\$902,846

Complete Profile

2010-2020 Census, 2026 Estimates with 2031 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 (2026)			
Total Household Expenditure	\$1.08 B	\$2.16 B	\$10 B
Total Non-Retail Expenditure	\$534.5 M	\$1.06 B	\$4.89 B
Total Retail Expenditure	\$542.36 M	\$1.1 B	\$5.11 B
Alcoholic Beverages	\$7.38 M	\$14.76 M	\$68.61 M
Apparel	\$22.72 M	\$45.54 M	\$216.39 M
Contributions	\$26.74 M	\$53.31 M	\$240.86 M
Education	\$18.2 M	\$36.32 M	\$165.97 M
Entertainment	\$51.31 M	\$102.89 M	\$489.44 M
Food Away From Home	\$50.55 M	\$101.19 M	\$474.5 M
Grocery	\$69.03 M	\$139.22 M	\$699.63 M
Health Care	\$68.47 M	\$144.19 M	\$742.71 M
Household Furnishings and Equipment	\$27.27 M	\$54.58 M	\$255.82 M
Household Operations	\$20.46 M	\$40.97 M	\$195.73 M
Miscellaneous Expenses	\$15.93 M	\$31.96 M	\$149.88 M
Personal Care	\$11.24 M	\$22.61 M	\$111.59 M
Shelter	\$180.98 M	\$362.9 M	\$1.78 B
Tax and Retirement	\$295.95 M	\$578.53 M	\$2.45 B
Tobacco and Related	\$3.51 M	\$7.21 M	\$41.29 M
Transportation	\$155.31 M	\$318.94 M	\$1.39 B
Utilities	\$51.8 M	\$104.55 M	\$528.83 M
Monthly Household Consumer Expenditure (2026)			
Total Household Expenditure	\$8,857	\$8,453	\$7,244
Total Non-Retail Expenditure	\$4,396 49.6%	\$4,145 49.0%	\$3,544 48.9%
Total Retail Expenditures	\$4,461 50.4%	\$4,308 51.0%	\$3,700 51.1%
Alcoholic Beverages	\$61 0.7%	\$58 0.7%	\$50 0.7%
Apparel	\$187 2.1%	\$178 2.1%	\$157 2.2%
Contributions	\$220 2.5%	\$209 2.5%	\$174 2.4%
Education	\$150 1.7%	\$142 1.7%	\$120 1.7%
Entertainment	\$422 4.8%	\$403 4.8%	\$354 4.9%
Food Away From Home	\$416 4.7%	\$396 4.7%	\$344 4.7%
Grocery	\$568 6.4%	\$545 6.4%	\$507 7.0%
Health Care	\$563 6.4%	\$564 6.7%	\$538 7.4%
Household Furnishings and Equipment	\$224 2.5%	\$214 2.5%	\$185 2.6%
Household Operations	\$168 1.9%	\$160 1.9%	\$142 2.0%
Miscellaneous Expenses	\$131 1.5%	\$125 1.5%	\$109 1.5%
Personal Care	\$92 1.0%	\$88 1.0%	\$81 1.1%
Shelter	\$1,489 16.8%	\$1,420 16.8%	\$1,291 17.8%
Tax and Retirement	\$2,434 27.5%	\$2,264 26.8%	\$1,775 26.8%
Tobacco and Related	\$29 0.3%	\$28 0.3%	\$30 0.4%
Transportation	\$1,277 14.4%	\$1,248 14.8%	\$1,005 13.9%
Utilities	\$426 4.8%	\$409 4.8%	\$383 5.3%

Complete Profile

2010-2020 Census, 2026 Estimates with 2031 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 (2026)	24,844		50,259		264,714	
White (2026)	21,835	87.9%	44,224	88.0%	198,068	74.8%
Black or African American (2026)	1,008	4.1%	2,004	4.0%	32,658	12.3%
American Indian or Alaska Native (2026)	75	0.3%	152	0.3%	1,126	0.4%
Asian (2026)	658	2.6%	1,178	2.3%	13,842	5.2%
Hawaiian or Pacific Islander (2026)	3	-	5	-	61	-
Other Race (2026)	237	1.0%	509	1.0%	4,590	1.7%
Two or More Races (2026)	1,028	4.1%	2,187	4.4%	14,369	5.4%
Population < 18 (2026)	5,146	20.7%	10,146	20.2%	53,646	20.3%
White Not Hispanic	4,097	79.6%	8,022	79.1%	31,294	58.3%
Black or African American	248	4.8%	512	5.0%	10,103	18.8%
Asian	187	3.6%	303	3.0%	3,830	7.1%
Other Race Not Hispanic	379	7.4%	756	7.5%	4,286	8.0%
Hispanic	234	4.5%	552	5.4%	4,133	7.7%
Not Hispanic or Latino Population (2026)	24,096	97.0%	48,523	96.5%	249,461	94.2%
Not Hispanic White	21,571	89.5%	43,603	89.9%	194,252	77.9%
Not Hispanic Black or African American	950	3.9%	1,879	3.9%	31,065	12.5%
Not Hispanic American Indian or Alaska Native	67	0.3%	133	0.3%	920	0.4%
Not Hispanic Asian	654	2.7%	1,165	2.4%	13,725	5.5%
Not Hispanic Hawaiian or Pacific Islander	2	-	3	-	47	-
Not Hispanic Other Race	69	0.3%	126	0.3%	523	0.2%
Not Hispanic Two or More Races	783	3.3%	1,614	3.3%	8,929	3.6%
Hispanic or Latino Population (2026)	748	3.0%	1,736	3.5%	15,253	5.8%
Hispanic White	264	35.3%	622	35.8%	3,816	25.0%
Hispanic Black or African American	58	7.7%	125	7.2%	1,593	10.4%
Hispanic American Indian or Alaska Native	8	1.0%	18	1.1%	206	1.4%
Hispanic Asian	5	0.6%	14	0.8%	117	0.8%
Hispanic Hawaiian or Pacific Islander	1	0.1%	2	0.1%	13	-
Hispanic Other Race	169	22.5%	383	22.1%	4,067	26.7%
Hispanic Two or More Races	245	32.7%	573	33.0%	5,440	35.7%
Not Hispanic or Latino Population (2020)	25,136	97.1%	50,427	96.9%	251,589	94.3%
Hispanic or Latino Population (2020)	750	2.9%	1,629	3.1%	15,170	5.7%
Not Hispanic or Latino Population (2010)	25,328	98.1%	50,824	98.1%	251,194	96.0%
Hispanic or Latino Population (2010)	499	1.9%	1,006	1.9%	10,460	4.0%
Not Hispanic or Latino Population (2031)	23,379	96.2%	47,428	95.7%	242,667	93.6%
Hispanic or Latino Population (2031)	914	3.8%	2,109	4.3%	16,455	6.4%
Projected Annual Growth (2026-2031)	165	4.4%	373	4.3%	1,202	1.6%
Historical Annual Growth (2010-2020)	251	5.0%	623	6.2%	4,710	4.5%

Complete Profile

2010-2020 Census, 2026 Estimates with 2031 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 (2026)							
Total Population	24,844			50,259		264,714	
Age Under 5 Years	1,139	4.6%		2,382	4.7%	14,050	5.3%
Age 5 to 9 Years	1,403	5.6%		2,811	5.6%	15,246	5.8%
Age 10 to 14 Years	1,597	6.4%		3,060	6.1%	15,249	5.8%
Age 15 to 19 Years	1,492	6.0%		2,810	5.6%	16,654	6.3%
Age 20 to 24 Years	1,111	4.5%		2,226	4.4%	20,264	7.7%
Age 25 to 29 Years	1,206	4.9%		2,612	5.2%	18,559	7.0%
Age 30 to 34 Years	1,492	6.0%		3,100	6.2%	18,739	7.1%
Age 35 to 39 Years	1,727	7.0%		3,509	7.0%	18,303	6.9%
Age 40 to 44 Years	1,770	7.1%		3,343	6.7%	16,340	6.2%
Age 45 to 49 Years	1,635	6.6%		3,190	6.3%	14,324	5.4%
Age 50 to 54 Years	1,732	7.0%		3,386	6.7%	14,932	5.6%
Age 55 to 59 Years	1,834	7.4%		3,691	7.3%	16,355	6.2%
Age 60 to 64 Years	1,807	7.3%		3,720	7.4%	17,437	6.6%
Age 65 to 69 Years	1,576	6.3%		3,431	6.8%	15,721	5.9%
Age 70 to 74 Years	1,376	5.5%		2,834	5.6%	12,842	4.9%
Age 75 to 79 Years	958	3.9%		2,061	4.1%	9,226	3.5%
Age 80 to 84 Years	586	2.4%		1,224	2.4%	5,648	2.1%
Age 85 Years or Over	400	1.6%		870	1.7%	4,825	1.8%
Median Age	43.2			43.4		39.1	
Age 19 Years or Less	5,632	22.7%		11,063	22.0%	61,199	23.1%
Age 20 to 64 Years	14,315	57.6%		28,777	57.3%	155,252	58.6%
Age 65 Years or Over	4,897	19.7%		10,420	20.7%	48,263	18.2%
Female Age Distribution (2026)							
Female Population	12,571	50.6%		25,552	50.8%	130,449	49.3%
Age Under 5 Years	518	4.1%		1,120	4.4%	6,814	5.2%
Age 5 to 9 Years	664	5.3%		1,385	5.4%	7,505	5.8%
Age 10 to 14 Years	763	6.1%		1,470	5.8%	7,345	5.6%
Age 15 to 19 Years	727	5.8%		1,358	5.3%	7,005	5.4%
Age 20 to 24 Years	539	4.3%		1,068	4.2%	8,193	6.3%
Age 25 to 29 Years	611	4.9%		1,327	5.2%	9,252	7.1%
Age 30 to 34 Years	779	6.2%		1,585	6.2%	9,331	7.2%
Age 35 to 39 Years	866	6.9%		1,766	6.9%	9,076	7.0%
Age 40 to 44 Years	927	7.4%		1,713	6.7%	8,222	6.3%
Age 45 to 49 Years	839	6.7%		1,628	6.4%	7,323	5.6%
Age 50 to 54 Years	892	7.1%		1,749	6.8%	7,600	5.8%
Age 55 to 59 Years	912	7.3%		1,839	7.2%	8,258	6.3%
Age 60 to 64 Years	919	7.3%		1,904	7.5%	8,912	6.8%
Age 65 to 69 Years	830	6.6%		1,822	7.1%	8,199	6.3%
Age 70 to 74 Years	753	6.0%		1,546	6.1%	6,798	5.2%
Age 75 to 79 Years	524	4.2%		1,136	4.4%	5,058	3.9%
Age 80 to 84 Years	318	2.5%		680	2.7%	3,183	2.4%
Age 85 Years or Over	190	1.5%		459	1.8%	2,376	1.8%
Female Median Age	44.1			44.5		40.7	
Age 19 Years or Less	2,672	21.3%		5,332	20.9%	28,669	22.0%
Age 20 to 64 Years	7,284	57.9%		14,578	57.1%	76,166	58.4%
Age 65 Years or Over	2,614	20.8%		5,642	22.1%	25,614	19.6%

Complete Profile

2010-2020 Census, 2026 Estimates with 2031 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 (2026)							
Male Population	12,273	49.4%	24,707	49.2%	134,265	50.7%	
Age Under 5 Years	622	5.1%	1,262	5.1%	7,236	5.4%	
Age 5 to 9 Years	739	6.0%	1,426	5.8%	7,740	5.8%	
Age 10 to 14 Years	835	6.8%	1,591	6.4%	7,904	5.9%	
Age 15 to 19 Years	765	6.2%	1,452	5.9%	9,650	7.2%	
Age 20 to 24 Years	572	4.7%	1,158	4.7%	12,070	9.0%	
Age 25 to 29 Years	596	4.9%	1,286	5.2%	9,307	6.9%	
Age 30 to 34 Years	713	5.8%	1,515	6.1%	9,408	7.0%	
Age 35 to 39 Years	861	7.0%	1,743	7.1%	9,227	6.9%	
Age 40 to 44 Years	843	6.9%	1,630	6.6%	8,118	6.0%	
Age 45 to 49 Years	795	6.5%	1,562	6.3%	7,001	5.2%	
Age 50 to 54 Years	840	6.8%	1,636	6.6%	7,332	5.5%	
Age 55 to 59 Years	922	7.5%	1,852	7.5%	8,097	6.0%	
Age 60 to 64 Years	888	7.2%	1,817	7.4%	8,525	6.3%	
Age 65 to 69 Years	746	6.1%	1,609	6.5%	7,523	5.6%	
Age 70 to 74 Years	624	5.1%	1,288	5.2%	6,044	4.5%	
Age 75 to 79 Years	434	3.5%	926	3.7%	4,168	3.1%	
Age 80 to 84 Years	268	2.2%	544	2.2%	2,465	1.8%	
Age 85 Years or Over	210	1.7%	411	1.7%	2,449	1.8%	
Male Median Age	42.3		42.3		37.7		
Age 19 Years or Less	2,960	24.1%	5,731	23.2%	32,530	24.2%	
Age 20 to 64 Years	7,031	57.3%	14,198	57.5%	79,086	58.9%	
Age 65 Years or Over	2,282	18.6%	4,777	19.3%	22,649	16.9%	
Males per 100 Females (2026)							
Overall Comparison	98		97		103		
Age Under 5 Years	120	54.6%	113	53.0%	106	51.5%	
Age 5 to 9 Years	111	52.7%	103	50.7%	103	50.8%	
Age 10 to 14 Years	109	52.2%	108	52.0%	108	51.8%	
Age 15 to 19 Years	105	51.3%	107	51.7%	138	57.9%	
Age 20 to 24 Years	106	51.5%	108	52.0%	147	59.6%	
Age 25 to 29 Years	98	49.4%	97	49.2%	101	50.1%	
Age 30 to 34 Years	92	47.8%	96	48.9%	101	50.2%	
Age 35 to 39 Years	100	49.9%	99	49.7%	102	50.4%	
Age 40 to 44 Years	91	47.6%	95	48.8%	99	49.7%	
Age 45 to 49 Years	95	48.6%	96	49.0%	96	48.9%	
Age 50 to 54 Years	94	48.5%	94	48.3%	96	49.1%	
Age 55 to 59 Years	101	50.3%	101	50.2%	98	49.5%	
Age 60 to 64 Years	97	49.2%	95	48.8%	96	48.9%	
Age 65 to 69 Years	90	47.3%	88	46.9%	92	47.8%	
Age 70 to 74 Years	83	45.3%	83	45.4%	89	47.1%	
Age 75 to 79 Years	83	45.3%	81	44.9%	82	45.2%	
Age 80 to 84 Years	84	45.8%	80	44.4%	77	43.6%	
Age 85 Years or Over	111	52.6%	90	47.3%	103	50.8%	
Age 19 Years or Less	111	52.6%	107	51.8%	113	53.2%	
Age 20 to 39 Years	98	49.5%	99	49.8%	112	52.7%	
Age 40 to 64 Years	96	48.9%	96	49.0%	97	49.2%	
Age 65 Years or Over	87	46.6%	85	45.8%	88	46.9%	

Complete Profile

2010-2020 Census, 2026 Estimates with 2031 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 (2026)							
Total Households	10,132		21,291		115,081		
Households with Children	2,925	28.9%	5,664	26.6%	28,539	24.8%	
Average Household Size	2.4		2.3		2.2		
Household Density per Square Mile	359		271		366		
Population Family	20,160	81.1%	39,102	77.8%	185,480	70.1%	
Population Non-Family	4,530	18.2%	10,900	21.7%	69,877	26.4%	
Population Group Quarters	154	0.6%	257	0.5%	9,357	3.5%	
Family Households	6,793	67.0%	13,216	62.1%	62,793	54.6%	
Married Couple Households	5,305	78.1%	10,034	75.9%	41,102	65.5%	
Other Family Households	1,488	21.9%	3,182	24.1%	21,692	34.5%	
Family Households with Children	2,921	43.0%	5,655	42.8%	28,489	45.4%	
Married Couple with Children	2,154	73.7%	3,956	70.0%	16,387	57.5%	
Other Family Households with Children	767	26.3%	1,699	30.0%	12,101	42.5%	
Family Households No Children	3,872	57.0%	7,561	57.2%	34,305	54.6%	
Married Couple No Children	3,151	81.4%	6,078	80.4%	24,714	72.0%	
Other Family Households No Children	720	18.6%	1,483	19.6%	9,590	28.0%	
Non-Family Households	3,339	33.0%	8,075	37.9%	52,288	45.4%	
Non-Family Households with Children	4	0.1%	9	0.1%	50	-	
Non-Family Households No Children	3,335	99.9%	8,066	99.9%	52,238	99.9%	
Average Family Household Size	3.0		3.0		3.0		
Average Family Income	\$159,692		\$151,718		\$124,478		
Median Family Income	\$134,533		\$127,286		\$104,912		
Average Non-Family Household Size	1.4		1.3		1.3		
Marital Status (2026)							
Population Age 15 Years or Over	20,704		42,006		220,170		
Never Married	5,341	25.8%	12,059	28.7%	88,096	40.0%	
Currently Married	12,083	58.4%	22,883	54.5%	89,090	40.5%	
Previously Married	3,279	15.8%	7,065	16.8%	42,983	19.5%	
Separated	572	17.4%	1,180	16.7%	8,405	19.6%	
Widowed	912	27.8%	1,992	28.2%	10,772	25.1%	
Divorced	1,796	54.8%	3,893	55.1%	23,806	55.4%	
Educational Attainment (2026)							
Adult Population Age 25 Years or Over	18,101		36,970		183,251		
Elementary (Grade Level 0 to 8)	239	1.3%	623	1.7%	6,169	3.4%	
Some High School (Grade Level 9 to 11)	681	3.8%	1,432	3.9%	9,792	5.3%	
High School Graduate	4,616	25.5%	9,306	25.2%	46,912	25.6%	
Some College	2,941	16.2%	6,242	16.9%	30,756	16.8%	
Associate Degree Only	3,011	16.6%	5,949	16.1%	24,513	13.4%	
Bachelor Degree Only	3,858	21.3%	7,925	21.4%	37,509	20.5%	
Graduate Degree	2,754	15.2%	5,492	14.9%	27,601	15.1%	
Any College (Some College or Higher)	12,565	69.4%	25,609	69.3%	120,379	65.7%	
College Degree + (Bachelor Degree or Higher)	6,612	36.5%	13,417	36.3%	65,110	35.5%	

Complete Profile

2010-2020 Census, 2026 Estimates with 2031 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 (2026)	10,647			22,425		123,108	
Total Housing Units (2020)	10,356			21,955		121,193	
Historical Annual Growth (2020-2026)	290 -			471 -		1,915 -	
Housing Units Occupied (2026)	10,132	95.2%		21,291	94.9%	115,081	93.5%
Housing Units Owner-Occupied	8,396	82.9%		16,715	78.5%	66,047	57.4%
Housing Units Renter-Occupied	1,735	17.1%		4,577	21.5%	49,034	42.6%
Housing Units Vacant (2026)	515	4.8%		1,134	5.1%	8,027	6.5%
Household Size (2026)							
Total Households	10,132			21,291		115,081	
1 Person Households	2,661	26.3%		6,486	30.5%	42,152	36.6%
2 Person Households	3,742	36.9%		7,570	35.6%	38,456	33.4%
3 Person Households	1,603	15.8%		3,184	15.0%	15,525	13.5%
4 Person Households	1,380	13.6%		2,595	12.2%	11,299	9.8%
5 Person Households	504	5.0%		944	4.4%	4,632	4.0%
6 Person Households	157	1.6%		333	1.6%	1,847	1.6%
7 or More Person Households	83	0.8%		180	0.8%	1,170	1.0%
Household Income Distribution (2026)							
HH Income \$200,000 or More	1,497	14.8%		2,747	12.9%	10,529	9.1%
HH Income \$150,000 to \$199,999	1,734	17.1%		2,954	13.9%	10,341	9.0%
HH Income \$125,000 to \$149,999	802	7.9%		1,814	8.5%	8,419	7.3%
HH Income \$100,000 to \$124,999	1,419	14.0%		3,161	14.8%	13,056	11.3%
HH Income \$75,000 to \$99,999	1,150	11.4%		2,682	12.6%	15,066	13.1%
HH Income \$50,000 to \$74,999	1,245	12.3%		3,020	14.2%	19,288	16.8%
HH Income \$35,000 to \$49,999	894	8.8%		1,830	8.6%	11,192	9.7%
HH Income \$25,000 to \$34,999	474	4.7%		1,020	4.8%	8,328	7.2%
HH Income \$15,000 to \$24,999	423	4.2%		837	3.9%	6,928	6.0%
HH Income \$10,000 to \$14,999	183	1.8%		377	1.8%	4,212	3.7%
HH Income Under \$10,000	311	3.1%		849	4.0%	7,722	6.7%
Household Vehicles (2026)							
Households 0 Vehicles Available	475	4.7%		1,282	6.0%	17,131	14.9%
Households 1 Vehicle Available	3,348	33.0%		7,231	34.0%	47,574	41.3%
Households 2 Vehicles Available	4,586	45.3%		9,076	42.6%	37,346	32.5%
Households 3 or More Vehicles Available	1,722	17.0%		3,703	17.4%	13,030	11.3%
Total Vehicles Available	18,232			37,994		166,433	
Average Vehicles per Household	1.8			1.8		1.4	
Owner-Occupied Household Vehicles	16,343	89.6%		32,733	86.2%	120,230	72.2%
Average Vehicles per Owner-Occupied Household	1.9			2.0		1.8	
Renter-Occupied Household Vehicles	1,889	10.4%		5,261	13.8%	46,203	27.8%
Average Vehicles per Renter-Occupied Household	1.1			1.1		-	
Travel Time (2026)							
Worker Base Age 16 years or Over	13,945			27,288		132,427	
Travel to Work in 14 Minutes or Less	3,277	23.5%		6,486	23.8%	39,498	29.8%
Travel to Work in 15 to 29 Minutes	6,885	49.4%		13,567	49.7%	56,887	43.0%
Travel to Work in 30 to 59 Minutes	1,454	10.4%		3,063	11.2%	16,241	12.3%
Travel to Work in 60 Minutes or More	531	3.8%		962	3.5%	4,263	3.2%
Work at Home	1,796	12.9%		3,209	11.8%	15,538	11.7%
Average Minutes Travel to Work	18.5			18.3		17.6	

Complete Profile

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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 (2026)						
Worker Base Age 16 years or Over	13,945		27,288		132,427	
Drive to Work Alone	10,943	78.5%	21,555	79.0%	96,679	73.0%
Drive to Work in Carpool	885	6.3%	1,851	6.8%	9,955	7.5%
Travel to Work by Public Transportation	32	0.2%	137	0.5%	3,845	2.9%
Drive to Work on Motorcycle	8	-	36	0.1%	121	-
Bicycle to Work	4	-	7	-	355	0.3%
Walk to Work	166	1.2%	263	1.0%	4,214	3.2%
Other Means	111	0.8%	230	0.8%	1,719	1.3%
Work at Home	1,796	12.9%	3,209	11.8%	15,538	11.7%
Daytime Demographics (2026)						
Total Businesses	715		1,656		10,482	
Total Employees	6,009		17,168		153,654	
Company Headquarter Businesses	22	3.1%	65	3.9%	493	4.7%
Company Headquarter Employees	347	5.8%	2,315	13.5%	24,271	15.8%
Employee Population per Business	8.4	to 1	10.4	to 1	14.7	to 1
Residential Population per Business	34.7	to 1	30.3	to 1	25.3	to 1
Adj. Daytime Demographics Age 16 Years or Over	12,308		31,080		237,951	
Labor Force						
Labor Population Age 16 Years or Over (2026)	20,339		41,358		217,229	
Labor Force Total Males (2026)	9,902	48.7%	20,110	48.6%	109,942	50.6%
Male Civilian Employed	7,138	72.1%	14,136	70.3%	68,880	62.7%
Male Civilian Unemployed	195	2.0%	510	2.5%	2,977	2.7%
Males in Armed Forces	82	0.8%	144	0.7%	388	0.4%
Males Not in Labor Force	2,487	25.1%	5,320	26.5%	37,696	34.3%
Labor Force Total Females (2026)	10,437	51.3%	21,249	51.4%	107,287	49.4%
Female Civilian Employed	6,807	65.2%	13,153	61.9%	63,555	59.2%
Female Civilian Unemployed	213	2.0%	485	2.3%	2,276	2.1%
Females in Armed Forces	13	0.1%	14	-	110	0.1%
Females Not in Labor Force	3,405	32.6%	7,597	35.8%	41,347	38.5%
Unemployment Rate	408	2.0%	995	2.4%	5,253	2.4%
Occupation (2026)						
Occupation Population Age 16 Years or Over	13,945		27,288		132,427	
Occupation Total Males	7,138	51.2%	14,136	51.8%	68,873	52.0%
Occupation Total Females	6,807	48.8%	13,153	48.2%	63,555	48.0%
Management, Business, Financial Operations	3,064	22.0%	5,448	20.0%	22,516	17.0%
Professional, Related	4,066	29.2%	8,298	30.4%	42,225	31.9%
Service	1,774	12.7%	3,300	12.1%	18,695	14.1%
Sales, Office	2,848	20.4%	5,833	21.4%	26,225	19.8%
Farming, Fishing, Forestry	26	0.2%	37	0.1%	98	-
Construction, Extraction, Maintenance	758	5.4%	1,515	5.6%	6,980	5.3%
Production, Transport, Material Moving	1,408	10.1%	2,858	10.5%	15,688	11.8%
White Collar Workers	9,978	71.6%	19,579	71.7%	90,966	68.7%
Blue Collar Workers	3,966	28.4%	7,710	28.3%	41,462	31.3%

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Lat/Lon: 43.1777/-76.0922

Lakeshore Heights Plaza		3 mi radius		5 mi radius		10 mi radius	
Cicero, NY 13039							
Units In Structure (2026)							
Total Units		10,132		21,291		115,081	
1 Detached Unit		8,063	79.6%	16,306	76.6%	64,665	56.2%
1 Attached Unit		588	5.8%	1,037	4.9%	5,505	4.8%
2 Units		229	2.3%	662	3.1%	9,357	8.1%
3 to 4 Units		151	1.5%	332	1.6%	4,217	3.7%
5 to 9 Units		246	2.4%	1,094	5.1%	8,156	7.1%
10 to 19 Units		317	3.1%	709	3.3%	5,933	5.2%
20 to 49 Units		350	3.5%	680	3.2%	7,565	6.6%
50 or More Units		119	1.2%	316	1.5%	7,667	6.7%
Mobile Home or Trailer		69	0.7%	155	0.7%	2,006	1.7%
Other Structure		-	-	-	-	9	-
Occupied Homes Built By Year (2026)							
Homes Built 2020 or later		51	0.5%	202	0.9%	1,035	0.9%
Homes Built 2010 to 2019		514	5.1%	1,180	5.5%	6,493	5.6%
Homes Built 2000 to 2009		1,399	13.8%	2,089	9.8%	6,773	5.9%
Homes Built 1990 to 1999		1,471	14.5%	2,494	11.7%	10,033	8.7%
Homes Built 1980 to 1989		2,203	21.7%	3,733	17.5%	14,466	12.6%
Homes Built 1970 to 1979		1,682	16.6%	3,254	15.3%	15,323	13.3%
Homes Built 1960 to 1969		931	9.2%	2,450	11.5%	14,322	12.4%
Homes Built 1950 to 1959		829	8.2%	3,272	15.4%	16,846	14.6%
Homes Built 1940 to 1949		223	2.2%	711	3.3%	5,378	4.7%
Homes Built Before 1939		830	8.2%	1,906	9.0%	24,412	21.2%
Median Age of Homes		45.0	yrs	49.1	yrs	56.6	yrs
Home Values (2026)							
Owner Specified Housing Units		8,396		16,715		66,047	
Home Values \$1,000,000 or More		43	0.5%	220	1.3%	651	1.0%
Home Values \$750,000 to \$999,999		53	0.6%	156	0.9%	730	1.1%
Home Values \$500,000 to \$749,999		301	3.6%	756	4.5%	2,637	4.0%
Home Values \$400,000 to \$499,999		707	8.4%	1,301	7.8%	4,979	7.5%
Home Values \$300,000 to \$399,999		1,870	22.3%	2,946	17.6%	9,032	13.7%
Home Values \$250,000 to \$299,999		1,262	15.0%	2,443	14.6%	8,097	12.3%
Home Values \$200,000 to \$249,999		1,415	16.9%	2,722	16.3%	10,372	15.7%
Home Values \$175,000 to \$199,999		641	7.6%	1,407	8.4%	5,813	8.8%
Home Values \$150,000 to \$174,999		841	10.0%	1,841	11.0%	7,487	11.3%
Home Values \$125,000 to \$149,999		490	5.8%	1,083	6.5%	4,547	6.9%
Home Values \$100,000 to \$124,999		405	4.8%	980	5.9%	4,523	6.8%
Home Values \$90,000 to \$99,999		62	0.7%	116	0.7%	1,406	2.1%
Home Values \$80,000 to \$89,999		58	0.7%	143	0.9%	1,025	1.6%
Home Values \$70,000 to \$79,999		44	0.5%	94	0.6%	911	1.4%
Home Values \$60,000 to \$69,999		40	0.5%	78	0.5%	697	1.1%
Home Values \$50,000 to \$59,999		16	0.2%	30	0.2%	333	0.5%
Home Values \$35,000 to \$49,999		22	0.3%	60	0.4%	544	0.8%
Home Values \$25,000 to \$34,999		22	0.3%	31	0.2%	242	0.4%
Home Values \$10,000 to \$24,999		67	0.8%	197	1.2%	1,054	1.6%
Home Values Under \$10,000		38	0.5%	111	0.7%	965	1.5%
Owner-Occupied Median Home Value		\$258,984		\$249,914		\$222,923	
Renter-Occupied Median Rent		\$1,059		\$1,027		\$1,061	