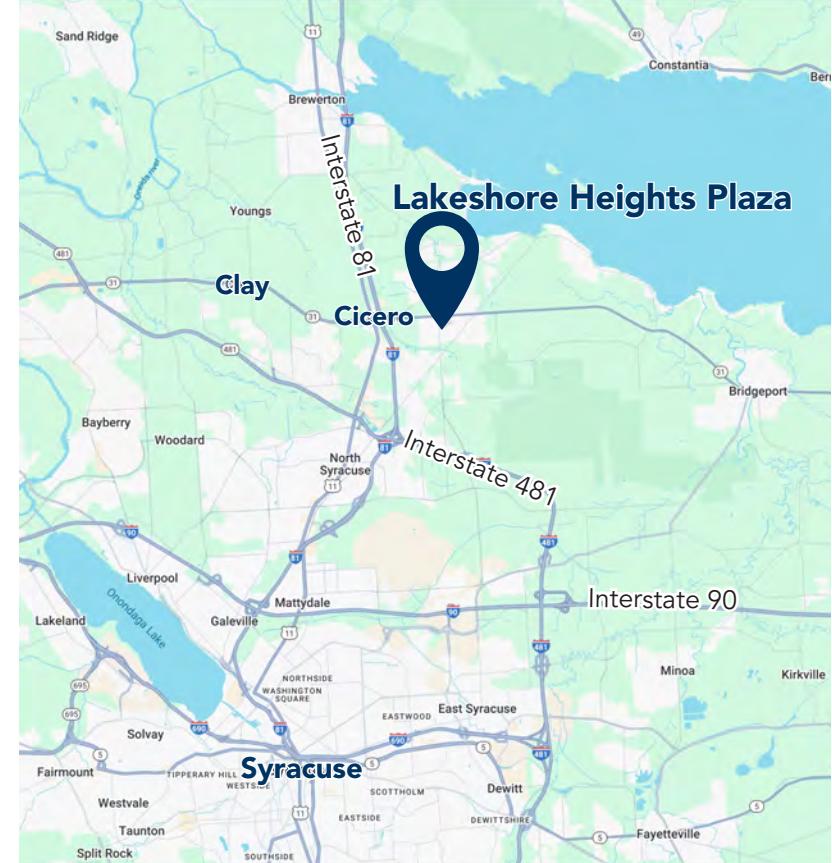


LAKESHORE HEIGHTS

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

Choice
FAMILY
DENTAL

OneMain
Financial.

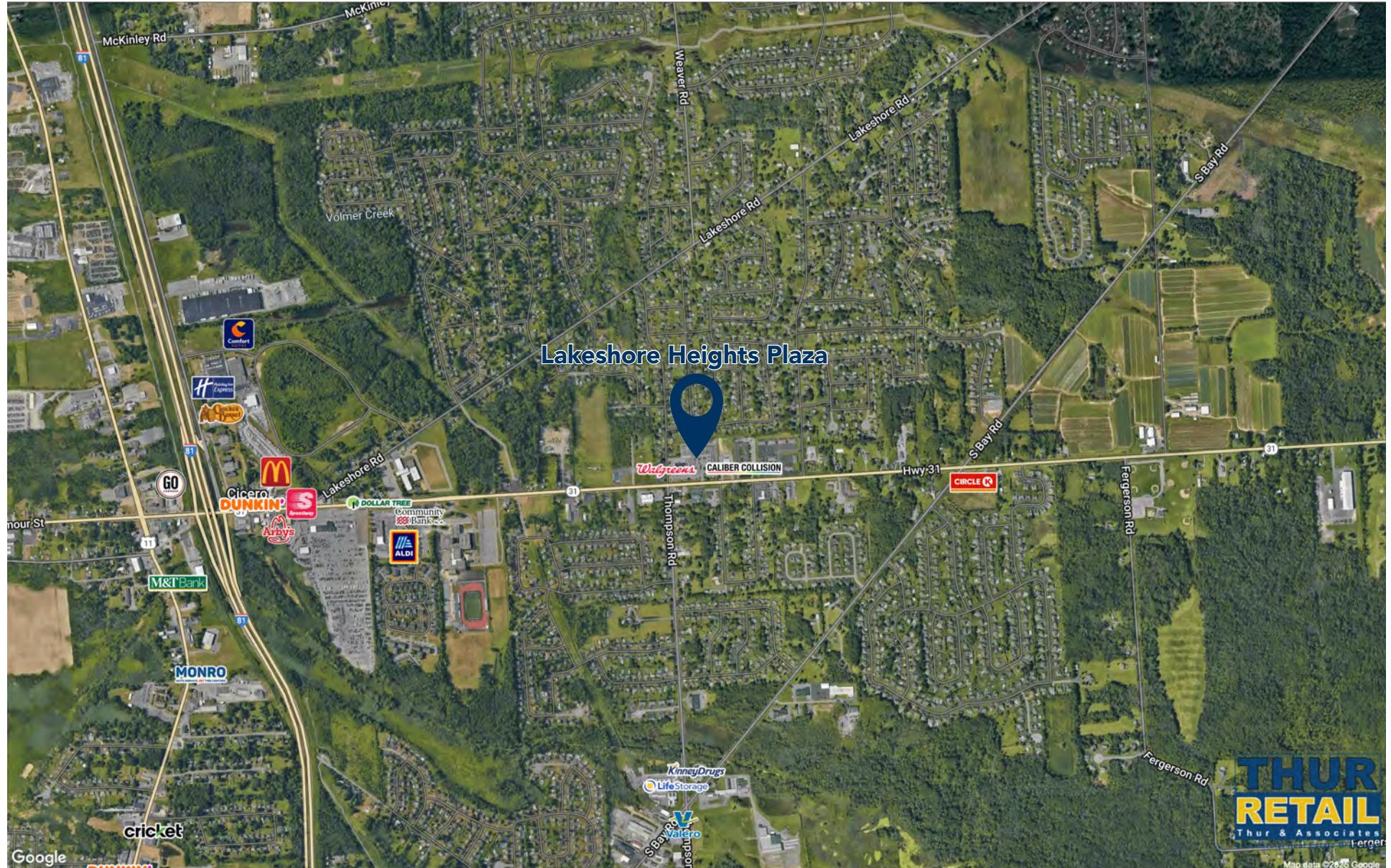


last updated: 05/21/25 P1

LAKESHORE HEIGHTS

6195-6197 St Rt 31, Cicero, NY 13039

THUR
RETAIL
Thur & Associates
Commercial Real Estate Brokerage



last updated: 05/21/25 P2

THUR
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SHARY THUR



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THUR
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Thur & Associates
Commercial Real Estate Brokerage

Map data ©2025 Google

LAKESHORE HEIGHTS

6195-6197 St Rt 31, Cicero, NY 13039

THUR
RETAIL
Thur & Associates
Commercial Real Estate Brokerage



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



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LAKESHORE HEIGHTS

6195-6197 St Rt 31, Cicero, NY 13039



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

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

LAKESHORE HEIGHTS

6195-6197 St Rt 31, Cicero, NY 13039



LEASING CONTACT

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last updated: 05/21/25 P7



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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 psm	631 psm	836 psm
Trade Area Size	28.3 sq mi	78.5 sq mi	314.0 sq mi
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 Cicero, NY 13039

Total Age Distribution (2024)

	3 mi radius	5 mi radius	10 mi radius
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)

	3 mi radius	5 mi radius	10 mi radius
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%

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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

Male Age Distribution (2024)

	3 mi radius	5 mi radius	10 mi radius
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)

	98	97	103
Overall Comparison			
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%

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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	-	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

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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%

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Lat/Lon: 43.1777/-76.0922

Lakeshore Heights Plaza Cicero, NY 13039	3 mi radius	5 mi radius	10 mi radius
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