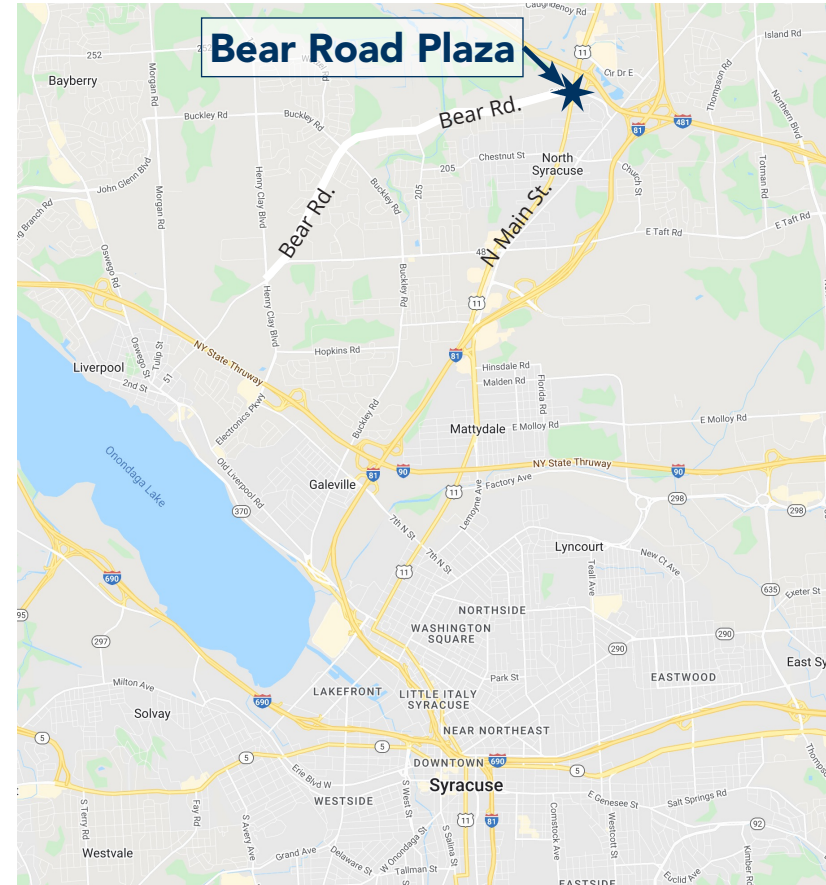


# BEAR ROAD PLAZA



709 N Main St, North Syracuse, NY 13212




**RETAIL SPACE COMING AVAILABLE - 8,559 SF**



## PROPERTY HIGHLIGHTS

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


### POPULATION

  
**3 Mi** 43,836  
**5 Mi** 100,749  
**10 Mi** 369,753


### CARS PER DAY

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

### AV. HH INCOME

  
**3 Mi** \$106,277  
**5 Mi** \$101,375  
**10 Mi** \$96,230

### EMPLOYEES

  
**3 Mi** 19,533  
**5 Mi** 61,738  
**10 Mi** 178,666



last updated: 02/27/26 P. 1



SHARY THUR



202-359-3469



sthur@thurassociates.com



# BEAR ROAD PLAZA

709 N Main St, North Syracuse, NY 13212



last updated: 02/27/26 P. 3



SHARY THUR



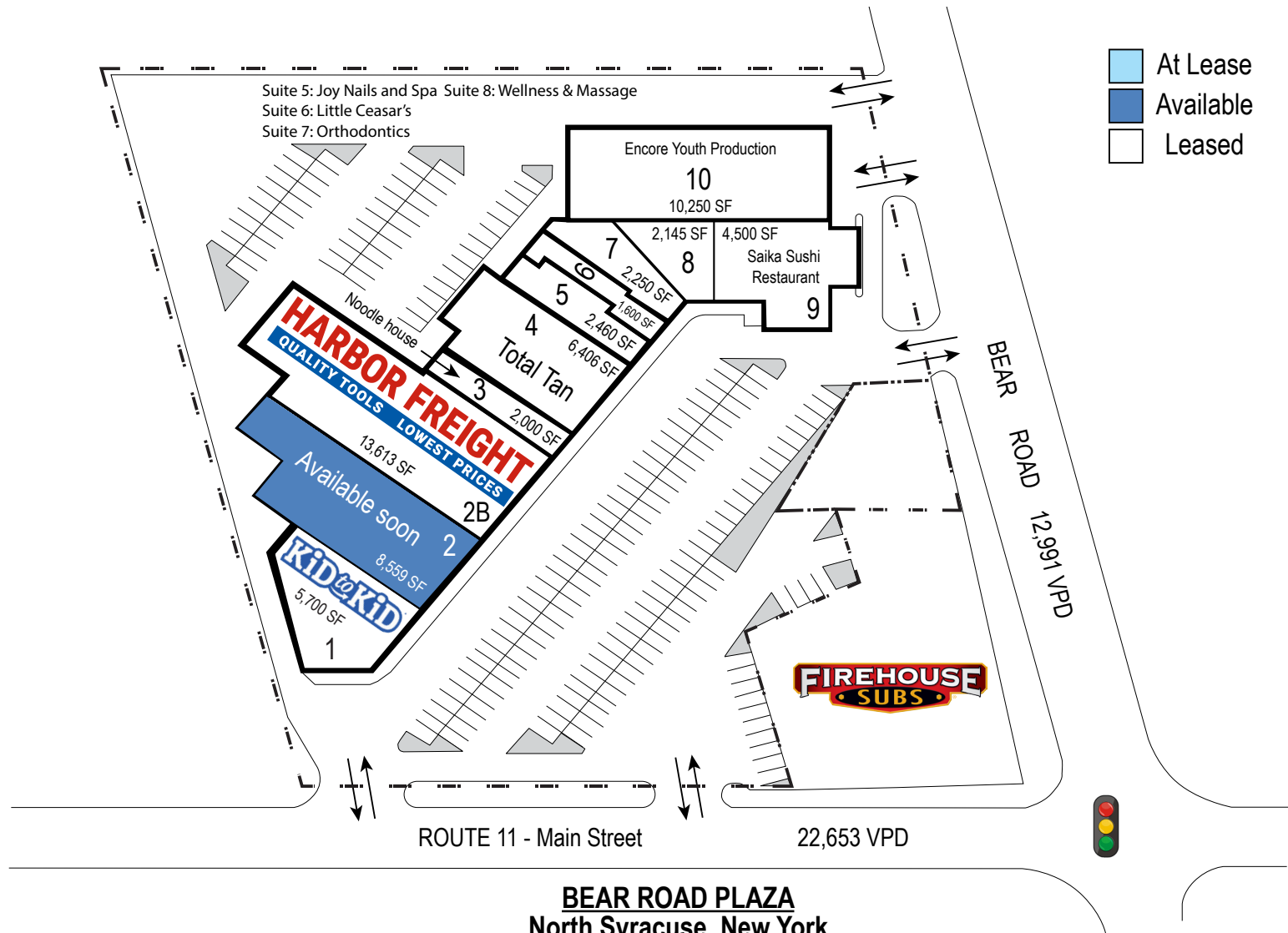
202-359-3469



sthur@thurassociates.com

# BEAR ROAD PLAZA

709 N Main St, North Syracuse, NY 13212



**BEAR ROAD PLAZA**  
 North Syracuse, New York



# BEAR ROAD PLAZA

709 N Main St, North Syracuse, NY 13212



## Tenant List

Suite	Tenant	Category/Former Use	Size in SF
1	Kid to Kid	Children's Consignment	5,700
2	Available Soon	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	Encore Youth Production	Children's theatre program	10,250
		Total GLA	59,483

-  Available
-  At lease
-  Leased



# BEAR ROAD PLAZA

709 N Main St, North Syracuse, NY 13212



last updated: 02/27/26 P. 6



SHARY THUR



202-359-3469



sthur@thurassociates.com

# BEAR ROAD PLAZA

709 N Main St, North Syracuse, NY 13212



## LEASING CONTACT

SHARY THUR

Cell: 202-359-3469

Direct 202-823-4445

sthur@thurassociates.com

## 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, 2025 Estimates with 2030 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	
<b>Population</b>						
Estimated Population (2025)	43,836		100,749		369,753	
Projected Population (2030)	42,630		97,606		359,334	
Census Population (2020)	45,876		104,318		375,281	
Census Population (2010)	46,079		103,983		367,275	
Projected Annual Growth (2025-2030)	-1,206	-0.6%	-3,143	-0.6%	-10,420	-0.6%
Historical Annual Growth (2020-2025)	-2,040	-	-3,569	-0.7%	-5,527	-0.3%
Historical Annual Growth (2010-2020)	-203	-	335	-	8,006	0.2%
Estimated Population Density (2025)	1,551 <i>psm</i>		1,283 <i>psm</i>		1,178 <i>psm</i>	
Trade Area Size	28.3 <i>sq mi</i>		78.5 <i>sq mi</i>		314.0 <i>sq mi</i>	
<b>Households</b>						
Estimated Households (2025)	18,956		43,787		155,461	
Projected Households (2030)	18,646		42,921		152,942	
Census Households (2020)	19,265		44,404		154,627	
Census Households (2010)	18,817		43,236		148,700	
Projected Annual Growth (2025-2030)	-310	-0.3%	-866	-0.4%	-2,520	-0.3%
Historical Annual Change (2010-2025)	139	-	551	-	6,761	0.3%
<b>Average Household Income</b>						
Estimated Average Household Income (2025)	\$106,277		\$101,375		\$96,230	
Projected Average Household Income (2030)	\$104,939		\$100,158		\$94,940	
Census Average Household Income (2010)	\$67,187		\$62,854		\$59,009	
Census Average Household Income (2000)	\$55,952		\$52,739		\$48,847	
Projected Annual Change (2025-2030)	-\$1,338	-0.3%	-\$1,217	-0.2%	-\$1,290	-0.3%
Historical Annual Change (2000-2025)	\$50,324	3.6%	\$48,636	3.7%	\$47,383	3.9%
<b>Median Household Income</b>						
Estimated Median Household Income (2025)	\$87,810		\$84,543		\$75,446	
Projected Median Household Income (2030)	\$87,104		\$83,860		\$74,901	
Census Median Household Income (2010)	\$59,600		\$56,037		\$49,487	
Census Median Household Income (2000)	\$49,282		\$45,439		\$40,519	
Projected Annual Change (2025-2030)	-\$706	-0.2%	-\$682	-0.2%	-\$544	-0.1%
Historical Annual Change (2000-2025)	\$38,528	3.1%	\$39,104	3.4%	\$34,926	3.4%
<b>Per Capita Income</b>						
Estimated Per Capita Income (2025)	\$46,035		\$44,141		\$40,760	
Projected Per Capita Income (2030)	\$45,978		\$44,128		\$40,718	
Census Per Capita Income (2010)	\$27,444		\$26,134		\$23,890	
Census Per Capita Income (2000)	\$21,644		\$21,172		\$19,492	
Projected Annual Change (2025-2030)	-\$57	-	-\$13	-	-\$42	-
Historical Annual Change (2000-2025)	\$24,391	4.5%	\$22,970	4.3%	\$21,268	4.4%
Estimated Average Household Net Worth (2025)	\$1.14 M		\$1.03 M		\$941,943	

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# Complete Profile

2010-2020 Census, 2025 Estimates with 2030 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	
<b>Race and Ethnicity</b>						
Total Population (2025)	43,836		100,749		369,753	
White (2025)	38,047	86.8%	83,168	82.6%	269,851	73.0%
Black or African American (2025)	1,992	4.5%	7,112	7.1%	55,767	15.1%
American Indian or Alaska Native (2025)	130	0.3%	357	0.4%	1,630	0.4%
Asian (2025)	1,352	3.1%	4,143	4.1%	15,419	4.2%
Hawaiian or Pacific Islander (2025)	6	-	20	-	94	-
Other Race (2025)	447	1.0%	1,212	1.2%	6,847	1.9%
Two or More Races (2025)	1,862	4.2%	4,736	4.7%	20,145	5.4%
Population < 18 (2025)	8,651	19.7%	20,500	20.3%	76,490	20.7%
White Not Hispanic	6,602	76.3%	14,012	68.3%	42,776	55.9%
Black or African American	502	5.8%	2,152	10.5%	17,368	22.7%
Asian	413	4.8%	1,335	6.5%	4,063	5.3%
Other Race Not Hispanic	647	7.5%	1,628	7.9%	6,137	8.0%
Hispanic	487	5.6%	1,374	6.7%	6,146	8.0%
Not Hispanic or Latino Population (2025)	42,299	96.5%	96,530	95.8%	347,863	94.1%
Not Hispanic White	37,503	88.7%	81,829	84.8%	264,747	76.1%
Not Hispanic Black or African American	1,870	4.4%	6,734	7.0%	53,239	15.3%
Not Hispanic American Indian or Alaska Native	117	0.3%	308	0.3%	1,330	0.4%
Not Hispanic Asian	1,344	3.2%	4,124	4.3%	15,285	4.4%
Not Hispanic Hawaiian or Pacific Islander	6	-	17	-	70	-
Not Hispanic Other Race	102	0.2%	229	0.2%	770	0.2%
Not Hispanic Two or More Races	1,359	3.2%	3,289	3.4%	12,422	3.6%
Hispanic or Latino Population (2025)	1,537	3.5%	4,219	4.2%	21,890	5.9%
Hispanic White	545	35.4%	1,339	31.7%	5,104	23.3%
Hispanic Black or African American	122	7.9%	378	9.0%	2,528	11.5%
Hispanic American Indian or Alaska Native	13	0.8%	49	1.2%	300	1.4%
Hispanic Asian	9	0.6%	19	0.5%	135	0.6%
Hispanic Hawaiian or Pacific Islander	-	-	4	-	24	0.1%
Hispanic Other Race	345	22.5%	983	23.3%	6,077	27.8%
Hispanic Two or More Races	504	32.8%	1,447	34.3%	7,723	35.3%
Not Hispanic or Latino Population (2020)	44,311	96.6%	99,882	95.7%	351,702	93.7%
Hispanic or Latino Population (2020)	1,564	3.4%	4,435	4.3%	23,579	6.3%
Not Hispanic or Latino Population (2010)	45,102	97.9%	101,086	97.2%	350,274	95.4%
Hispanic or Latino Population (2010)	977	2.1%	2,897	2.8%	17,001	4.6%
Not Hispanic or Latino Population (2030)	40,919	96.0%	93,070	95.4%	336,832	93.7%
Hispanic or Latino Population (2030)	1,711	4.0%	4,536	4.6%	22,502	6.3%
Projected Annual Growth (2025-2030)	174	2.3%	316	1.5%	612	0.6%
Historical Annual Growth (2010-2020)	587	6.0%	1,538	5.3%	6,578	3.9%

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# Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1439/-76.1281

Bear Road Plaza			3 mi radius		5 mi radius		10 mi radius	
North Syracuse, NY 13212								
<b>Total Age Distribution (2025)</b>								
Total Population			43,836		100,749		369,753	
Age Under 5 Years	2,176	5.0%	5,269	5.2%	20,321	5.5%		
Age 5 to 9 Years	2,412	5.5%	5,776	5.7%	21,559	5.8%		
Age 10 to 14 Years	2,581	5.9%	5,989	5.9%	21,824	5.9%		
Age 15 to 19 Years	2,259	5.2%	5,362	5.3%	26,728	7.2%		
Age 20 to 24 Years	1,957	4.5%	4,827	4.8%	27,641	7.5%		
Age 25 to 29 Years	2,521	5.8%	6,409	6.4%	25,181	6.8%		
Age 30 to 34 Years	2,934	6.7%	7,052	7.0%	25,616	6.9%		
Age 35 to 39 Years	2,992	6.8%	7,164	7.1%	24,555	6.6%		
Age 40 to 44 Years	2,805	6.4%	6,484	6.4%	22,139	6.0%		
Age 45 to 49 Years	2,484	5.7%	5,657	5.6%	19,188	5.2%		
Age 50 to 54 Years	2,913	6.6%	6,395	6.3%	20,987	5.7%		
Age 55 to 59 Years	3,098	7.1%	6,906	6.9%	22,875	6.2%		
Age 60 to 64 Years	3,179	7.3%	7,087	7.0%	24,100	6.5%		
Age 65 to 69 Years	3,043	6.9%	6,447	6.4%	21,502	5.8%		
Age 70 to 74 Years	2,550	5.8%	5,362	5.3%	17,387	4.7%		
Age 75 to 79 Years	1,902	4.3%	3,947	3.9%	12,176	3.3%		
Age 80 to 84 Years	1,098	2.5%	2,433	2.4%	7,799	2.1%		
Age 85 Years or Over	932	2.1%	2,185	2.2%	8,176	2.2%		
Median Age	43.3		41.6		38.8			
Age 19 Years or Less	9,427	21.5%	22,395	22.2%	90,431	24.5%		
Age 20 to 64 Years	24,884	56.8%	57,980	57.5%	212,283	57.4%		
Age 65 Years or Over	9,526	21.7%	20,374	20.2%	67,039	18.1%		
<b>Female Age Distribution (2025)</b>								
Female Population	22,401	51.1%	51,505	51.1%	181,233	49.0%		
Age Under 5 Years	1,015	4.5%	2,520	4.9%	9,887	5.5%		
Age 5 to 9 Years	1,158	5.2%	2,795	5.4%	10,593	5.8%		
Age 10 to 14 Years	1,273	5.7%	2,910	5.6%	10,566	5.8%		
Age 15 to 19 Years	1,070	4.8%	2,594	5.0%	9,943	5.5%		
Age 20 to 24 Years	938	4.2%	2,371	4.6%	11,201	6.2%		
Age 25 to 29 Years	1,295	5.8%	3,253	6.3%	12,807	7.1%		
Age 30 to 34 Years	1,443	6.4%	3,547	6.9%	12,876	7.1%		
Age 35 to 39 Years	1,505	6.7%	3,618	7.0%	12,419	6.9%		
Age 40 to 44 Years	1,432	6.4%	3,282	6.4%	11,318	6.2%		
Age 45 to 49 Years	1,272	5.7%	2,896	5.6%	9,911	5.5%		
Age 50 to 54 Years	1,507	6.7%	3,282	6.4%	10,724	5.9%		
Age 55 to 59 Years	1,601	7.1%	3,612	7.0%	11,768	6.5%		
Age 60 to 64 Years	1,668	7.4%	3,670	7.1%	12,357	6.8%		
Age 65 to 69 Years	1,643	7.3%	3,471	6.7%	11,208	6.2%		
Age 70 to 74 Years	1,409	6.3%	2,947	5.7%	9,273	5.1%		
Age 75 to 79 Years	1,059	4.7%	2,240	4.3%	6,683	3.7%		
Age 80 to 84 Years	625	2.8%	1,365	2.7%	4,238	2.3%		
Age 85 Years or Over	488	2.2%	1,133	2.2%	3,462	1.9%		
Female Median Age	44.9		43.0		40.4			
Age 19 Years or Less	4,516	20.2%	10,819	21.0%	40,988	22.6%		
Age 20 to 64 Years	12,661	56.5%	29,531	57.3%	105,381	58.1%		
Age 65 Years or Over	5,224	23.3%	11,156	21.7%	34,864	19.2%		

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# Complete Profile

2010-2020 Census, 2025 Estimates with 2030 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	
<b>Male Age Distribution (2025)</b>						
Male Population	21,435	48.9%	49,243	48.9%	188,520	51.0%
Age Under 5 Years	1,161	5.4%	2,748	5.6%	10,434	5.5%
Age 5 to 9 Years	1,253	5.8%	2,981	6.1%	10,966	5.8%
Age 10 to 14 Years	1,307	6.1%	3,080	6.3%	11,258	6.0%
Age 15 to 19 Years	1,189	5.5%	2,768	5.6%	16,785	8.9%
Age 20 to 24 Years	1,019	4.8%	2,456	5.0%	16,440	8.7%
Age 25 to 29 Years	1,226	5.7%	3,155	6.4%	12,374	6.6%
Age 30 to 34 Years	1,491	7.0%	3,504	7.1%	12,740	6.8%
Age 35 to 39 Years	1,488	6.9%	3,546	7.2%	12,136	6.4%
Age 40 to 44 Years	1,374	6.4%	3,202	6.5%	10,821	5.7%
Age 45 to 49 Years	1,212	5.7%	2,761	5.6%	9,277	4.9%
Age 50 to 54 Years	1,406	6.6%	3,113	6.3%	10,262	5.4%
Age 55 to 59 Years	1,497	7.0%	3,293	6.7%	11,107	5.9%
Age 60 to 64 Years	1,511	7.0%	3,417	6.9%	11,743	6.2%
Age 65 to 69 Years	1,400	6.5%	2,976	6.0%	10,294	5.5%
Age 70 to 74 Years	1,141	5.3%	2,415	4.9%	8,114	4.3%
Age 75 to 79 Years	843	3.9%	1,707	3.5%	5,493	2.9%
Age 80 to 84 Years	473	2.2%	1,068	2.2%	3,561	1.9%
Age 85 Years or Over	444	2.1%	1,052	2.1%	4,714	2.5%
Male Median Age	41.7		40.3		37.6	
Age 19 Years or Less	4,911	22.9%	11,576	23.5%	49,443	26.2%
Age 20 to 64 Years	12,223	57.0%	28,449	57.8%	106,902	56.7%
Age 65 Years or Over	4,302	20.1%	9,218	18.7%	32,175	17.1%
<b>Males per 100 Females (2025)</b>						
Overall Comparison	96		96		104	
Age Under 5 Years	114	53.4%	109	52.2%	106	51.3%
Age 5 to 9 Years	108	52.0%	107	51.6%	104	50.9%
Age 10 to 14 Years	103	50.7%	106	51.4%	107	51.6%
Age 15 to 19 Years	111	52.6%	107	51.6%	169	62.8%
Age 20 to 24 Years	109	52.1%	104	50.9%	147	59.5%
Age 25 to 29 Years	95	48.6%	97	49.2%	97	49.1%
Age 30 to 34 Years	103	50.8%	99	49.7%	99	49.7%
Age 35 to 39 Years	99	49.7%	98	49.5%	98	49.4%
Age 40 to 44 Years	96	49.0%	98	49.4%	96	48.9%
Age 45 to 49 Years	95	48.8%	95	48.8%	94	48.4%
Age 50 to 54 Years	93	48.3%	95	48.7%	96	48.9%
Age 55 to 59 Years	93	48.3%	91	47.7%	94	48.6%
Age 60 to 64 Years	91	47.5%	93	48.2%	95	48.7%
Age 65 to 69 Years	85	46.0%	86	46.2%	92	47.9%
Age 70 to 74 Years	81	44.7%	82	45.0%	87	46.7%
Age 75 to 79 Years	80	44.3%	76	43.3%	82	45.1%
Age 80 to 84 Years	76	43.1%	78	43.9%	84	45.7%
Age 85 Years or Over	91	47.6%	93	48.1%	136	57.7%
Age 19 Years or Less	109	52.1%	107	51.7%	121	54.7%
Age 20 to 39 Years	101	50.2%	99	49.7%	109	52.1%
Age 40 to 64 Years	94	48.3%	94	48.5%	95	48.7%
Age 65 Years or Over	82	45.2%	83	45.2%	92	48.0%

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# Complete Profile

2010-2020 Census, 2025 Estimates with 2030 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	
<b>Household Type (2025)</b>						
Total Households	18,956		43,787		155,461	
Households with Children	4,718	24.9%	11,077	25.3%	40,483	26.0%
Average Household Size	2.3		2.3		2.3	
Household Density per Square Mile	671		558		495	
Population Family	32,846	74.9%	74,934	74.4%	259,502	70.2%
Population Non-Family	10,637	24.3%	24,973	24.8%	91,724	24.8%
Population Group Quarters	353	0.8%	842	0.8%	18,526	5.0%
Family Households	11,029	58.2%	25,168	57.5%	87,134	56.0%
Married Couple Households	8,177	74.1%	17,727	70.4%	55,416	63.6%
Other Family Households with Children	2,852	25.9%	7,441	29.6%	31,719	36.4%
Family Households with Children	4,708	42.7%	11,060	43.9%	40,416	46.4%
Married Couple with Children	3,242	68.9%	7,199	65.1%	22,302	55.2%
Other Family Households with Children	1,466	31.1%	3,861	34.9%	18,114	44.8%
Family Households No Children	6,320	57.3%	14,108	56.1%	46,719	53.6%
Married Couple No Children	4,934	78.1%	10,528	74.6%	33,114	70.9%
Other Family Households No Children	1,386	21.9%	3,580	25.4%	13,605	29.1%
Non-Family Households	7,927	41.8%	18,619	42.5%	68,327	44.0%
Non-Family Households with Children	10	0.1%	17	-	68	-
Non-Family Households No Children	7,917	99.9%	18,602	99.9%	68,259	99.9%
Average Family Household Size	3.0		3.0		3.0	
Average Family Income	\$131,293		\$123,808		\$117,963	
Median Family Income	\$112,051		\$106,837		\$97,481	
Average Non-Family Household Size	1.3		1.3		1.3	
<b>Marital Status (2025)</b>						
Population Age 15 Years or Over	36,668		83,715		306,050	
Never Married	11,612	31.7%	28,688	34.3%	127,362	41.6%
Currently Married	17,393	47.4%	37,185	44.4%	113,965	37.2%
Previously Married	7,663	20.9%	17,842	21.3%	64,723	21.1%
Separated	1,107	14.4%	2,514	14.1%	12,180	18.8%
Widowed	1,786	23.3%	4,281	24.0%	15,546	24.0%
Divorced	4,770	62.2%	11,047	61.9%	36,997	57.2%
<b>Educational Attainment (2025)</b>						
Adult Population Age 25 Years or Over	32,453		73,526		251,681	
Elementary (Grade Level 0 to 8)	564	1.7%	1,761	2.4%	8,110	3.2%
Some High School (Grade Level 9 to 11)	1,490	4.6%	3,529	4.8%	14,416	5.7%
High School Graduate	9,152	28.2%	20,679	28.1%	65,010	25.8%
Some College	5,581	17.2%	12,443	16.9%	41,263	16.4%
Associate Degree Only	4,993	15.4%	10,942	14.9%	31,975	12.7%
Bachelor Degree Only	6,689	20.6%	14,995	20.4%	51,633	20.5%
Graduate Degree	3,983	12.3%	9,178	12.5%	39,273	15.6%
Any College (Some College or Higher)	21,246	65.5%	47,557	64.7%	164,144	65.2%
College Degree + (Bachelor Degree or Higher)	10,672	32.9%	24,173	32.9%	90,907	36.1%

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# Complete Profile

2010-2020 Census, 2025 Estimates with 2030 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	
<b>Housing</b>						
Total Housing Units (2025)	20,068		46,574		167,747	
Total Housing Units (2020)	20,061		46,640		167,206	
Historical Annual Growth (2020-2025)	7	-	-66	-	541	-
Housing Units Occupied (2025)	18,956	94.5%	43,787	94.0%	155,461	92.7%
Housing Units Owner-Occupied	14,128	74.5%	30,111	68.8%	89,487	57.6%
Housing Units Renter-Occupied	4,828	25.5%	13,676	31.2%	65,975	42.4%
Housing Units Vacant (2025)	1,112	5.5%	2,787	6.0%	12,286	7.3%
<b>Household Size (2025)</b>						
Total Households	18,956		43,787		155,461	
1 Person Households	6,402	33.8%	15,003	34.3%	54,932	35.3%
2 Person Households	6,394	33.7%	14,722	33.6%	51,948	33.4%
3 Person Households	2,750	14.5%	6,280	14.3%	21,767	14.0%
4 Person Households	2,103	11.1%	4,701	10.7%	15,868	10.2%
5 Person Households	854	4.5%	1,967	4.5%	6,663	4.3%
6 Person Households	291	1.5%	703	1.6%	2,610	1.7%
7 or More Person Households	162	0.9%	410	0.9%	1,674	1.1%
<b>Household Income Distribution (2025)</b>						
HH Income \$200,000 or More	1,412	7.5%	2,913	6.7%	12,793	8.2%
HH Income \$150,000 to \$199,999	2,196	11.6%	4,685	10.7%	13,554	8.7%
HH Income \$125,000 to \$149,999	1,703	9.0%	3,916	8.9%	11,077	7.1%
HH Income \$100,000 to \$124,999	2,826	14.9%	5,696	13.0%	15,551	10.0%
HH Income \$75,000 to \$99,999	2,539	13.4%	6,111	14.0%	19,792	12.7%
HH Income \$50,000 to \$74,999	3,251	17.1%	8,105	18.5%	26,041	16.8%
HH Income \$35,000 to \$49,999	1,878	9.9%	4,878	11.1%	16,659	10.7%
HH Income \$25,000 to \$34,999	1,131	6.0%	2,653	6.1%	11,124	7.2%
HH Income \$15,000 to \$24,999	890	4.7%	2,272	5.2%	11,194	7.2%
HH Income \$10,000 to \$14,999	357	1.9%	919	2.1%	5,686	3.7%
HH Income Under \$10,000	773	4.1%	1,640	3.7%	11,989	7.7%
<b>Household Vehicles (2025)</b>						
Households 0 Vehicles Available	1,178	6.2%	3,257	7.4%	23,223	14.9%
Households 1 Vehicle Available	7,095	37.4%	18,331	41.9%	64,928	41.8%
Households 2 Vehicles Available	8,006	42.2%	16,897	38.6%	50,419	32.4%
Households 3 or More Vehicles Available	2,677	14.1%	5,301	12.1%	16,892	10.9%
Total Vehicles Available	31,907		69,546		222,191	
Average Vehicles per Household	1.7		1.6		1.4	
Owner-Occupied Household Vehicles	26,247	82.3%	54,469	78.3%	160,069	72.0%
Average Vehicles per Owner-Occupied Household	1.9		1.8		1.8	
Renter-Occupied Household Vehicles	5,660	17.7%	15,077	21.7%	62,122	28.0%
Average Vehicles per Renter-Occupied Household	1.2		1.1		-	
<b>Travel Time (2025)</b>						
Worker Base Age 16 years or Over	22,808		52,524		175,624	
Travel to Work in 14 Minutes or Less	6,466	28.4%	16,152	30.8%	55,935	31.8%
Travel to Work in 15 to 29 Minutes	11,117	48.7%	24,144	46.0%	75,900	43.2%
Travel to Work in 30 to 59 Minutes	2,063	9.0%	4,973	9.5%	18,149	10.3%
Travel to Work in 60 Minutes or More	813	3.6%	1,650	3.1%	6,331	3.6%
Work at Home	2,349	10.3%	5,604	10.7%	19,309	11.0%
Average Minutes Travel to Work	17.5		17.2		17.3	

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Bear Road Plaza North Syracuse, NY 13212	3 mi radius		5 mi radius		10 mi radius	
<b>Transportation To Work (2025)</b>						
Worker Base Age 16 years or Over	22,808		52,524		175,624	
Drive to Work Alone	18,087	79.3%	40,864	77.8%	125,429	71.4%
Drive to Work in Carpool	1,824	8.0%	4,330	8.2%	14,673	8.4%
Travel to Work by Public Transportation	198	0.9%	603	1.1%	4,874	2.8%
Drive to Work on Motorcycle	18	-	27	-	119	-
Bicycle to Work	41	0.2%	74	0.1%	644	0.4%
Walk to Work	182	0.8%	775	1.5%	8,468	4.8%
Other Means	108	0.5%	248	0.5%	2,109	1.2%
Work at Home	2,349	10.3%	5,604	10.7%	19,309	11.0%
<b>Daytime Demographics (2025)</b>						
Total Businesses	1,540		4,228		13,030	
Total Employees	19,533		61,738		178,666	
Company Headquarter Businesses	65	4.2%	220	5.2%	591	4.5%
Company Headquarter Employees	2,788	14.3%	10,858	17.6%	26,286	14.7%
Employee Population per Business	12.7 to 1		14.6 to 1		13.7 to 1	
Residential Population per Business	28.5 to 1		23.8 to 1		28.4 to 1	
Adj. Daytime Demographics Age 16 Years or Over	32,791		91,561		304,361	
<b>Labor Force</b>						
Labor Population Age 16 Years or Over (2025)	36,167		82,538		301,876	
Labor Force Total Males (2025)	17,460	48.3%	39,853	48.3%	153,815	51.0%
Male Civilian Employed	11,881	68.0%	26,787	67.2%	91,043	59.2%
Male Civilian Unemployed	474	2.7%	1,123	2.8%	4,365	2.8%
Males in Armed Forces	95	0.5%	177	0.4%	486	0.3%
Males Not in Labor Force	5,010	28.7%	11,766	29.5%	57,920	37.7%
Labor Force Total Females (2025)	18,706	51.7%	42,685	51.7%	148,061	49.0%
Female Civilian Employed	10,927	58.4%	25,738	60.3%	84,596	57.1%
Female Civilian Unemployed	468	2.5%	902	2.1%	3,219	2.2%
Females in Armed Forces	5	-	12	-	55	-
Females Not in Labor Force	7,306	39.1%	16,032	37.6%	60,190	40.7%
Unemployment Rate	942	2.6%	2,025	2.5%	7,584	2.5%
<b>Occupation (2025)</b>						
Occupation Population Age 16 Years or Over	22,808		52,524		175,624	
Occupation Total Males	11,880	52.1%	26,786	51.0%	91,028	51.8%
Occupation Total Females	10,927	47.9%	25,738	49.0%	84,596	48.2%
Management, Business, Financial Operations	3,704	16.2%	8,068	15.4%	26,893	15.3%
Professional, Related	6,465	28.3%	15,588	29.7%	54,019	30.8%
Service	3,348	14.7%	8,328	15.9%	32,376	18.4%
Sales, Office	4,864	21.3%	10,474	19.9%	32,434	18.5%
Farming, Fishing, Forestry	3	-	29	-	122	-
Construction, Extraction, Maintenance	1,230	5.4%	2,722	5.2%	9,054	5.2%
Production, Transport, Material Moving	3,194	14.0%	7,315	13.9%	20,726	11.8%
White Collar Workers	15,033	65.9%	34,130	65.0%	113,347	64.5%
Blue Collar Workers	7,775	34.1%	18,394	35.0%	62,277	35.5%

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Bear Road Plaza		3 mi radius		5 mi radius		10 mi radius	
North Syracuse, NY 13212							
<b>Units In Structure (2025)</b>							
Total Units		18,956		43,787		155,461	
1 Detached Unit		13,959	73.6%	29,648	67.7%	87,508	56.3%
1 Attached Unit		885	4.7%	2,174	5.0%	7,025	4.5%
2 Units		430	2.3%	1,763	4.0%	11,482	7.4%
3 to 4 Units		596	3.1%	1,855	4.2%	10,290	6.6%
5 to 9 Units		983	5.2%	2,355	5.4%	9,954	6.4%
10 to 19 Units		780	4.1%	2,344	5.4%	8,415	5.4%
20 to 49 Units		614	3.2%	1,600	3.7%	7,963	5.1%
50 or More Units		663	3.5%	1,815	4.1%	11,392	7.3%
Mobile Home or Trailer		47	0.2%	231	0.5%	1,430	0.9%
Other Structure		-	-	-	-	3	-
<b>Homes Built By Year (2025)</b>							
Homes Built 2020 or later		82	0.4%	279	0.6%	1,036	0.6%
Homes Built 2010 to 2019		578	2.9%	1,483	3.2%	7,630	4.5%
Homes Built 2000 to 2009		1,245	6.2%	2,994	6.4%	10,188	6.1%
Homes Built 1990 to 1999		1,482	7.4%	3,481	7.5%	12,069	7.2%
Homes Built 1980 to 1989		2,680	13.4%	5,576	12.0%	15,807	9.4%
Homes Built 1970 to 1979		3,751	18.7%	6,792	14.6%	19,346	11.5%
Homes Built 1960 to 1969		2,671	13.3%	6,263	13.4%	18,284	10.9%
Homes Built 1950 to 1959		3,884	19.4%	8,672	18.6%	27,426	16.3%
Homes Built 1940 to 1949		986	4.9%	2,501	5.4%	8,855	5.3%
Homes Built Before 1939		1,596	8.0%	5,746	12.3%	34,820	20.8%
Median Age of Homes		54.1	yrs	55.8	yrs	58.6	yrs
<b>Home Values (2025)</b>							
Owner Specified Housing Units		14,128		30,111		89,487	
Home Values \$1,000,000 or More		93	0.7%	204	0.7%	880	1.0%
Home Values \$750,000 to \$999,999		102	0.7%	233	0.8%	799	0.9%
Home Values \$500,000 to \$749,999		334	2.4%	665	2.2%	3,157	3.5%
Home Values \$400,000 to \$499,999		457	3.2%	1,107	3.7%	4,167	4.7%
Home Values \$300,000 to \$399,999		1,333	9.4%	2,983	9.9%	9,288	10.4%
Home Values \$250,000 to \$299,999		1,390	9.8%	2,799	9.3%	8,668	9.7%
Home Values \$200,000 to \$249,999		2,626	18.6%	5,060	16.8%	13,751	15.4%
Home Values \$175,000 to \$199,999		1,388	9.8%	2,796	9.3%	7,882	8.8%
Home Values \$150,000 to \$174,999		2,415	17.1%	4,725	15.7%	12,189	13.6%
Home Values \$125,000 to \$149,999		1,510	10.7%	3,015	10.0%	8,132	9.1%
Home Values \$100,000 to \$124,999		1,337	9.5%	3,202	10.6%	8,157	9.1%
Home Values \$90,000 to \$99,999		227	1.6%	942	3.1%	2,221	2.5%
Home Values \$80,000 to \$89,999		275	1.9%	785	2.6%	2,685	3.0%
Home Values \$70,000 to \$79,999		80	0.6%	222	0.7%	1,241	1.4%
Home Values \$60,000 to \$69,999		71	0.5%	249	0.8%	1,324	1.5%
Home Values \$50,000 to \$59,999		70	0.5%	236	0.8%	1,066	1.2%
Home Values \$35,000 to \$49,999		40	0.3%	106	0.4%	936	1.0%
Home Values \$25,000 to \$34,999		17	0.1%	54	0.2%	435	0.5%
Home Values \$10,000 to \$24,999		212	1.5%	486	1.6%	1,493	1.7%
Home Values Under \$10,000		151	1.1%	243	0.8%	1,016	1.1%
Owner-Occupied Median Home Value		\$195,420		\$190,539		\$196,497	
Renter-Occupied Median Rent		\$998		\$1,012		\$970	

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Lat/Lon: 43.1439/-76.1281

Bear Road Plaza North Syracuse, NY 13212	3 mi radius	5 mi radius	10 mi radius
<b>Total Annual Consumer Expenditure (2025)</b>			
Total Household Expenditure	\$1.9 B	\$4.27 B	\$14.47 B
Total Non-Retail Expenditure	\$935.2 M	\$2.1 B	\$7.23 B
Total Retail Expenditure	\$968.89 M	\$2.17 B	\$7.23 B
Alcoholic Beverages	\$11.6 M	\$26.08 M	\$87.9 M
Apparel	\$34.89 M	\$78.68 M	\$266.89 M
Contributions	\$60.95 M	\$135.94 M	\$452.76 M
Education	\$43.3 M	\$96.88 M	\$324.23 M
Entertainment	\$108.03 M	\$243.74 M	\$828.24 M
Food Away From Home	\$83.13 M	\$187.27 M	\$633.95 M
Grocery	\$121.55 M	\$278.57 M	\$968.66 M
Health Care	\$127.66 M	\$290.34 M	\$1 B
Household Furnishings and Equipment	\$50.34 M	\$113.27 M	\$382.58 M
Household Operations	\$34.96 M	\$78.98 M	\$270.26 M
Miscellaneous Expenses	\$32.53 M	\$73.25 M	\$247.05 M
Personal Care	\$23.97 M	\$54.7 M	\$188.94 M
Shelter	\$290.18 M	\$669.88 M	\$2.37 B
Tax and Retirement	\$487.32 M	\$1.07 B	\$3.58 B
Tobacco and Related	\$8.75 M	\$20.66 M	\$75.95 M
Transportation	\$298.41 M	\$655.35 M	\$2.1 B
Utilities	\$86.52 M	\$198.59 M	\$692.25 M
<b>Monthly Household Consumer Expenditure (2025)</b>			
Total Household Expenditure	\$8,371	\$8,126	\$7,754
Total Non-Retail Expenditure	\$4,111 49.1%	\$3,998 49.2%	\$3,876 50.0%
Total Retail Expenditures	\$4,259 50.9%	\$4,128 50.8%	\$3,878 50.0%
Alcoholic Beverages	\$51 0.6%	\$50 0.6%	\$47 0.6%
Apparel	\$153 1.8%	\$150 1.8%	\$143 1.8%
Contributions	\$268 3.2%	\$259 3.2%	\$243 3.1%
Education	\$190 2.3%	\$184 2.3%	\$174 2.2%
Entertainment	\$475 5.7%	\$464 5.7%	\$444 5.7%
Food Away From Home	\$365 4.4%	\$356 4.4%	\$340 4.4%
Grocery	\$534 6.4%	\$530 6.5%	\$519 6.7%
Health Care	\$561 6.7%	\$553 6.8%	\$539 6.9%
Household Furnishings and Equipment	\$221 2.6%	\$216 2.7%	\$205 2.6%
Household Operations	\$154 1.8%	\$150 1.8%	\$145 1.9%
Miscellaneous Expenses	\$143 1.7%	\$139 1.7%	\$132 1.7%
Personal Care	\$105 1.3%	\$104 1.3%	\$101 1.3%
Shelter	\$1,276 15.2%	\$1,275 15.7%	\$1,269 16.4%
Tax and Retirement	\$2,142 25.6%	\$2,032 25.0%	\$1,917 25.0%
Tobacco and Related	\$38 0.5%	\$39 0.5%	\$41 0.5%
Transportation	\$1,312 15.7%	\$1,247 15.3%	\$1,124 14.5%
Utilities	\$380 4.5%	\$378 4.7%	\$371 4.8%