

FOR SALE | ABSOLUTE NET LEASE INVESTMENT

7922 Brewerton Road, Cicero, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



PROPERTY HIGHLIGHTS

Available Space: 103,005 ± SF

Parking Spaces: 341 ±

Tax Parcel ID: 043.-01-10.1

Sale Price: \$11,475,000.00

Lease Type: Absolute Net Ground Lease

Comments: This trophy asset is located within an exceptionally strong retail corridor and immediately adjacent to Wegmans, Chick-Fil-A and Starbucks. The newly proposed Micron chip plant plans to invest \$50,000,000.00 in its new facilities through 2030. The well below market rent with 6 years remaining on its primary term and two 5-year options provides plenty of upside. This acquisition is a tremendous opportunity to become a landlord to a tenant who owns approximately 90% of it's locations.

READY TO MAKE A DEAL? CLICK HERE NOW!



Dominic Pavia, President
Licensed Real Estate Broker
315.736.1555 x300 Office
Dpavia@PaviaRealEstate.com



Kevin Valenti
Licensed Associate Real Estate Broker
315.736.1555 x 303
kvalenti@PaviaRealEstate.com



5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13212

PaviaRealEstate.com
MAIN: 315.736.1555

FOR SALE | ABSOLUTE NET LEASE INVESTMENT

7922 Brewerton Road, Cicero, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT

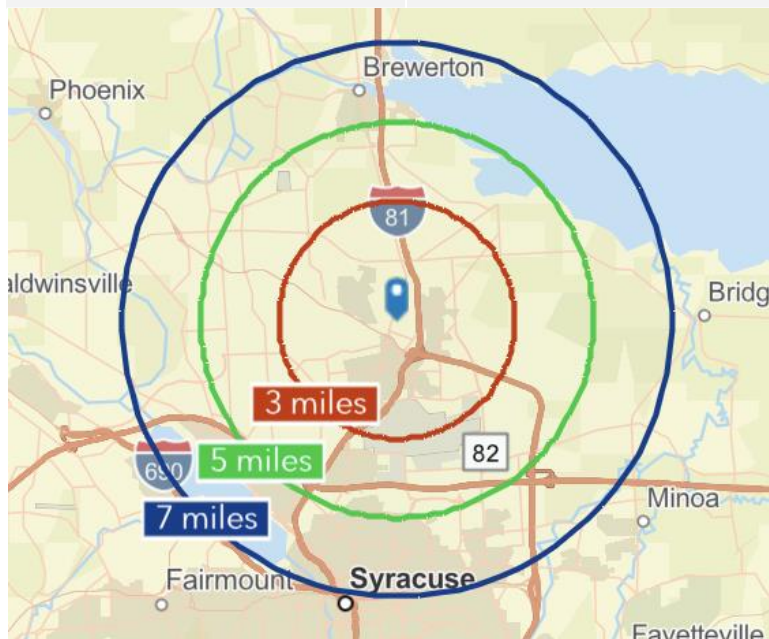


LATITUDE

43.15378

LONGITUDE

-76.12143



DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	40,691	81,540	184,287
Households	16,763	34,586	79,272
Median HH Income	\$82,924	\$75,677	\$63,847
Daytime Population	37,584	89,739	194,338
Businesses	1,398	3,463	7,033
Employees	18,387	56,569	111,945

SOURCE: ESRI Report 1/2/2024

TRAFFIC COUNTS

Roadway	Volume Count
Brewerton Road	27,342 AADT



5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13221

PaviaRealEstate.com
MAIN: 315.736.1555