

FORMER RITE AID FOR SALE

8379 Thompson Road

Cicero, NY 13039



VENTURE
BROKERAGE GROUP



AVAILABLE OPPORTUNITY

- » Former Rite Aid available for sale
- » 14,747 SF building
- » 2.95 acres

PROPERTY HIGHLIGHTS

- » Prime location on Thompson Road just off Interstate 81 within the heart of the Cicero retail market
- » Multiple permitted uses & redevelopment potential
- » Excellent visibility & traffic counts over 12,921 VPD
- » Located approximately 4 miles from the approved new Micron Technologies development (1,400 – acre business park expected to create 50,000 job opportunities to the region)



FOR MORE INFORMATION, PLEASE CONTACT:



VALERIE VINCENT
Licensed Real Estate Associate Broker
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Valerie@VentureBrokerageGroup.com

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PROPERTY PHOTOS



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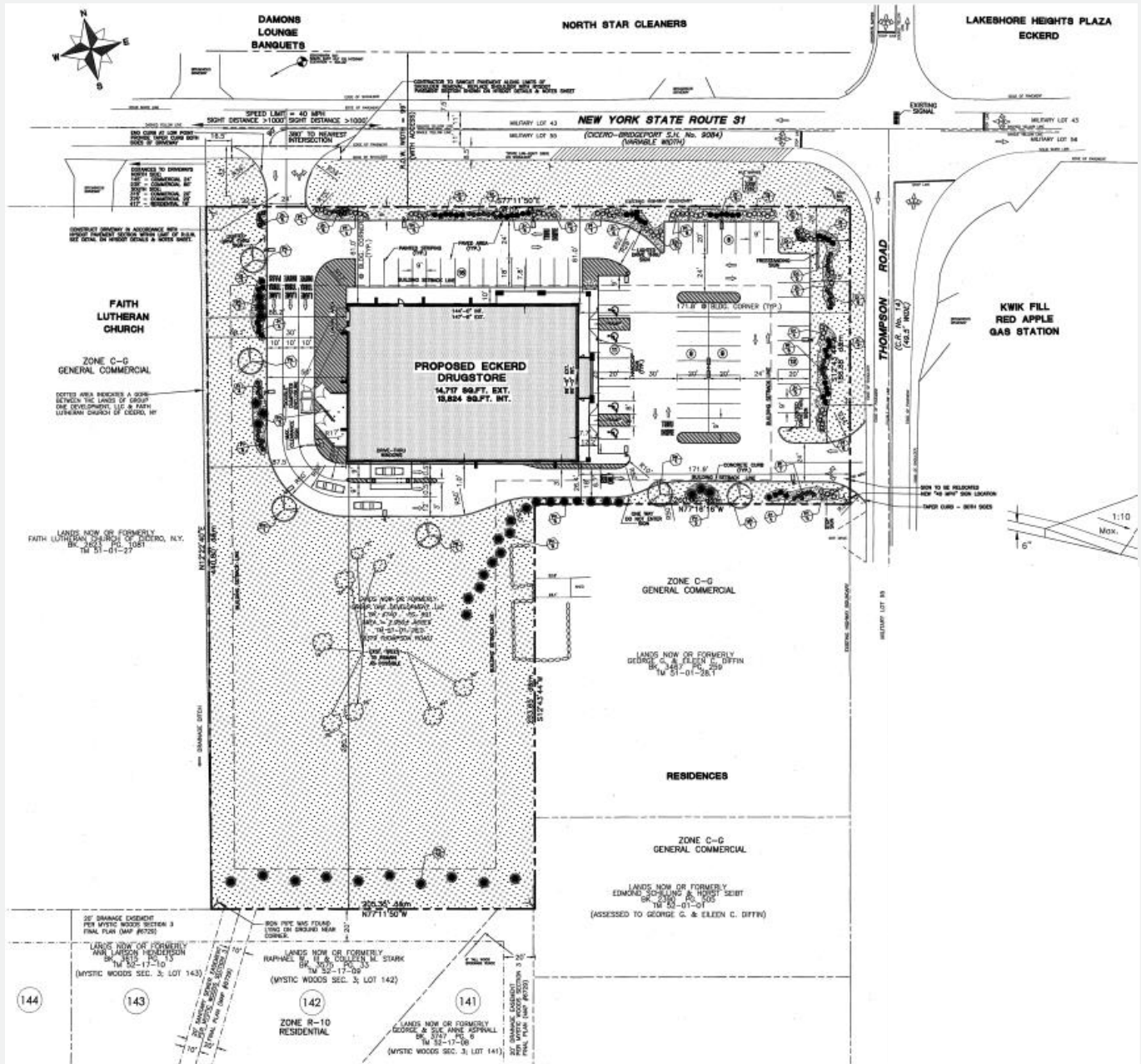
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SITE PLAN



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MARKET AERIAL



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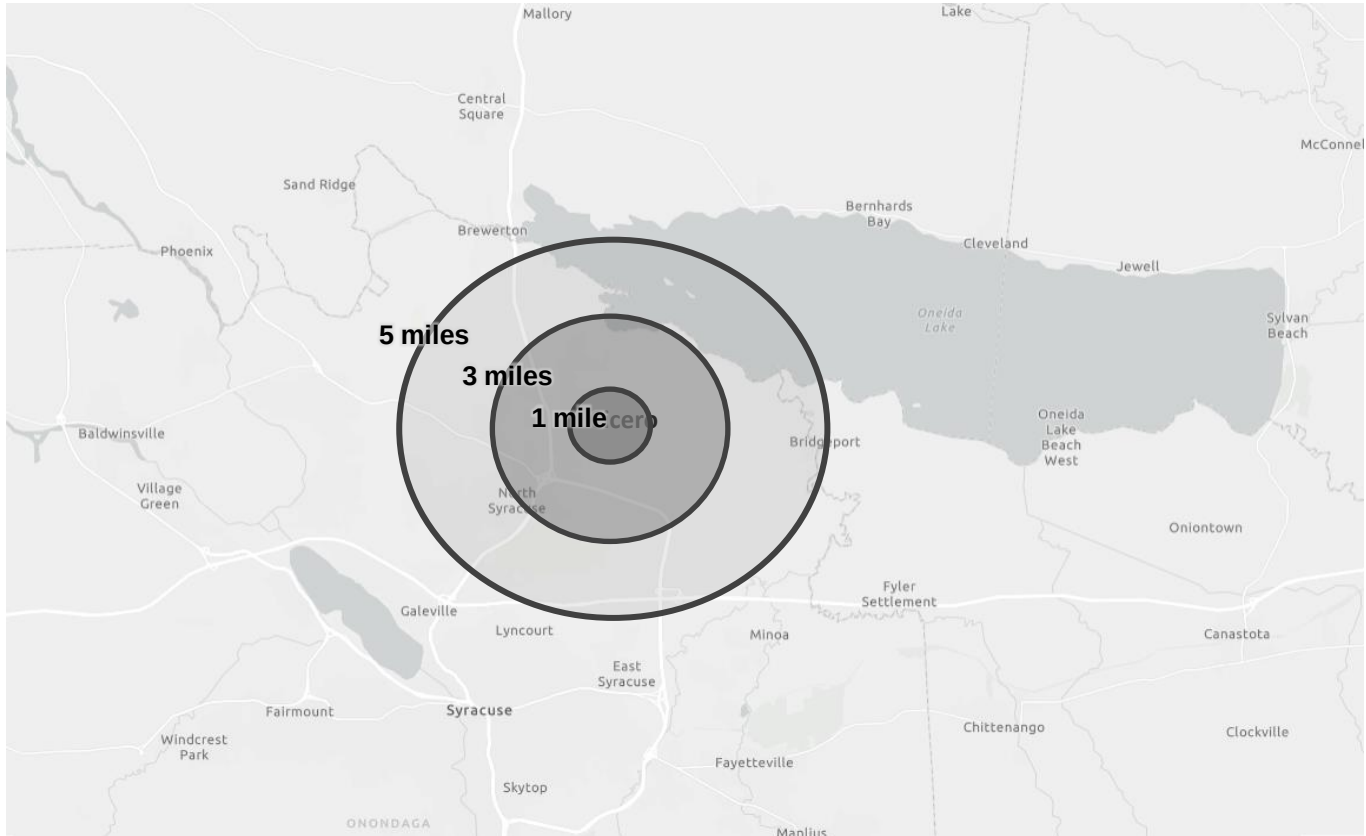
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DEMOGRAPHICS



DEMOGRAPHICS SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	6,564	25,921	53,164
Daytime Population	4,538	21,575	50,911
Households	2,601	10,195	21,899
Average Household Income	\$125,761	\$118,049	\$110,203



793
Businesses



9,900
Employees



\$206,695
Median Home Value



41.1
Median Age

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