

1.18± Acres Available

Property Highlights

- At signalized intersection of East Oriskany St (Rt 5S) and Broad Street
- Heavy traffic counts
- Superior visibility with frontage on three streets (Broad Street, Rt. 5S and Main Street)
- East-West Arterial Highway is the prime route connecting Downtown Utica and eastern Utica neighborhoods and businesses
- Surrounded by apartments, local businesses and retailers
- Situated two blocks east of Boehlert Transportation
 Center
- Site ideal for long-term land lease for quick serve restaurant or personal services type establishment

Demographic	1 Mile	3 Miles	5 Miles
Population	14,464	69,891	99,751
Households	5,822	27,193	40,801
Average H.H. Income	\$40,781	\$65,816	\$77,715
Daytime Employees	10,731	35,383	54,512
Source: ESRI Business Ana	alvst 2022		

Traffic Counts	
Broad Street From Genesee Street to Rt. 5S	12,102 AADT
East Oriskany Street (Rt. 5S) From John St to Broad Street	18,317 AADT
East Oriskany Street (Rt. 5S) From Broad Street to Culver Avenue	19,092 AADT

Source: NYS DOT 2019

Contact

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FOR LAND LEASE 515 Broad Street | Utica, New York







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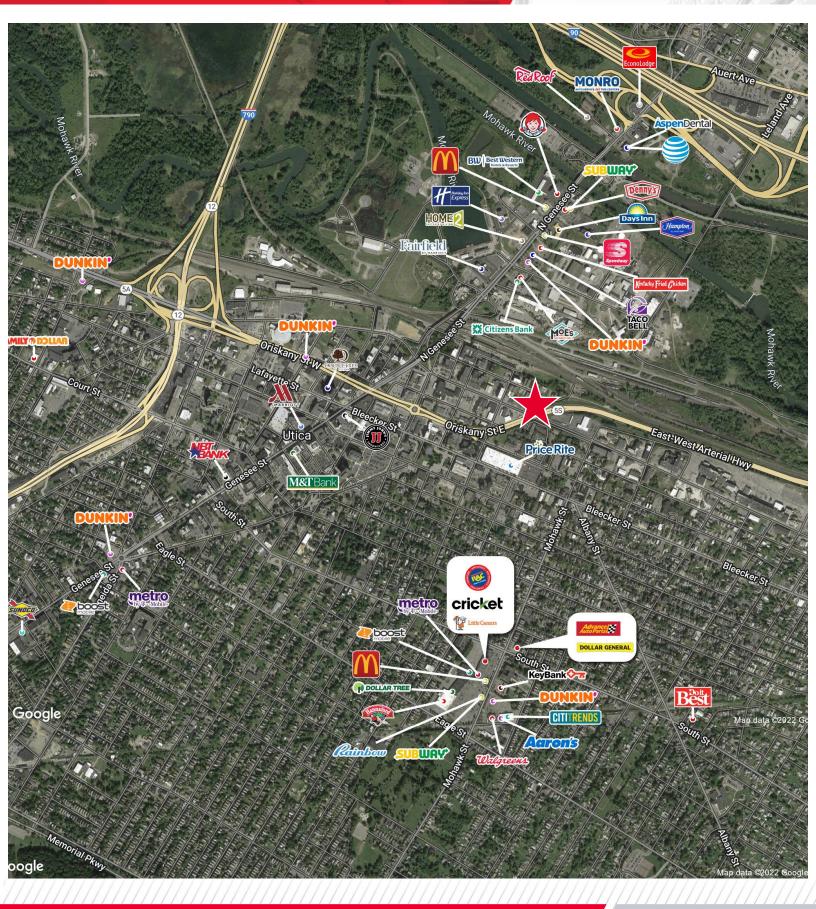




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