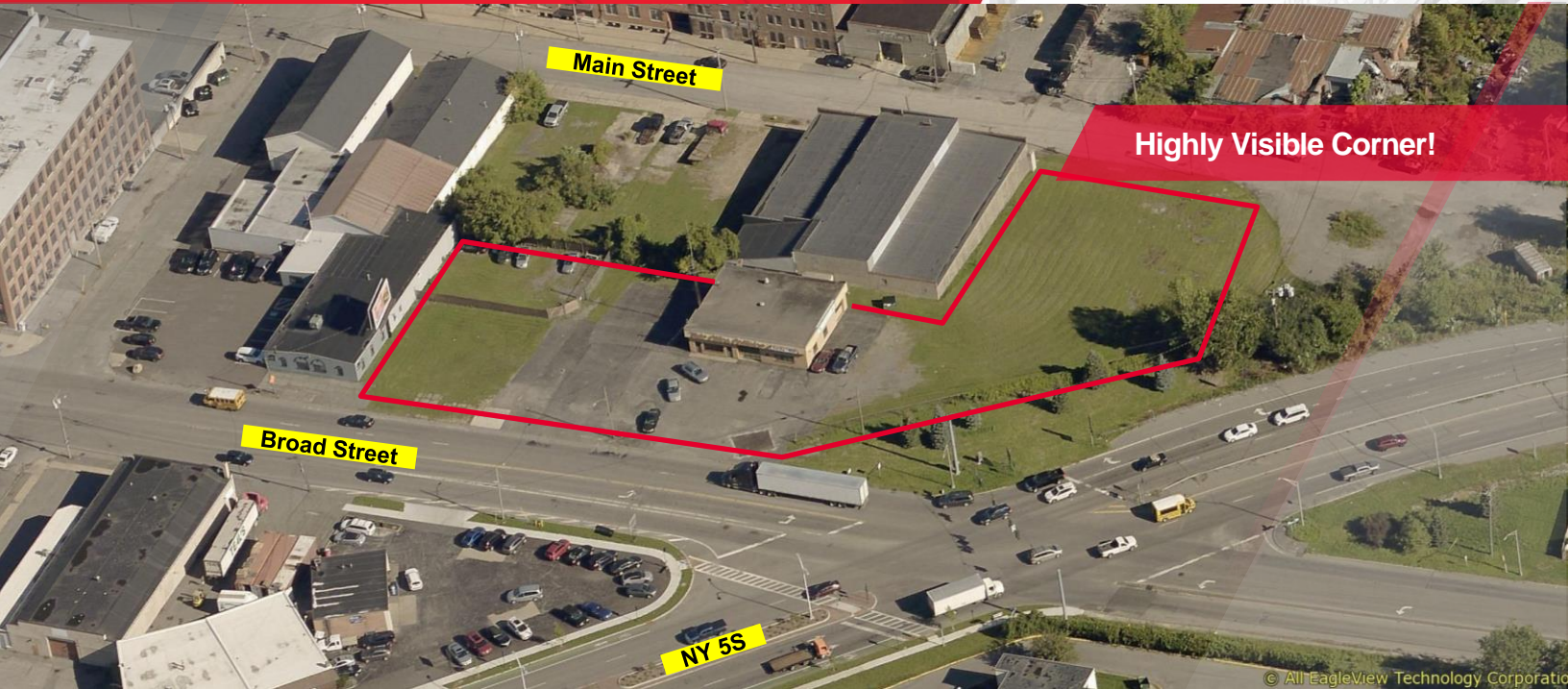


FOR LAND LEASE

515 Broad Street

Utica, New York 13601



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 Analyst 2022

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

Source: NYS DOT 2019

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