

# FOR LEASE | DEVELOPMENT OPPORTUNITY

166 N. Genesee Street, Utica, New York



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



## DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	65,596	96,910	118,641
Households	25,668	39,484	47,271
Median HH Income	\$39,959	\$48,785	\$52,486
Daytime Population	69,450	105,721	126,318
Businesses	2,002	3,420	4,023
Employees	36,517	58,734	70,152

SOURCE: ESRI Report 11/19/2021

## PROPERTY HIGHLIGHTS

Parcel Size: .35 ± acre  
 Zoning: Commercial  
 Tax Parcel ID: 319.5-1-9  
 Lease Price: \$30,000 annually  
 Lease Type: NNN  
 CAM/INS/Taxes: Tenant/\$2,160.00 ±  
**Comments:** Vacant land available in North Utica with high traffic and visibility. Owner will build to suit. AADT: 25,969 ± vehicles daily.



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