

FOR SALE

2639 Genesee Street

Utica, New York 13501



Located on Main Retail Corridor

## 555± SF Building on .60 Acres

### Property Highlights

- On main east/west retail corridor in the city
- 200' of frontage
- 2 curb cuts
- Across from busy Stewart's Gas/Convenience Store
- Close to GPO Credit Union, Utica Tel Credit Union, and Adirondack Bank
- Great incomes in surrounding neighborhood
- Easy access to Route 8

Demographic	1 Mile	3 Miles	5 Miles
Population	9,629	66,252	104,562
Households	4,417	27,349	43,424
Average H.H. Income	\$98,536	\$81,635	\$80,150
Daytime Employees	8,965	43,183	65,077

Source: ESRI Business Analyst 2023

Traffic Counts	
Genesee Street	14,839 AADT

Source: NYS DOT 2022

### Contact

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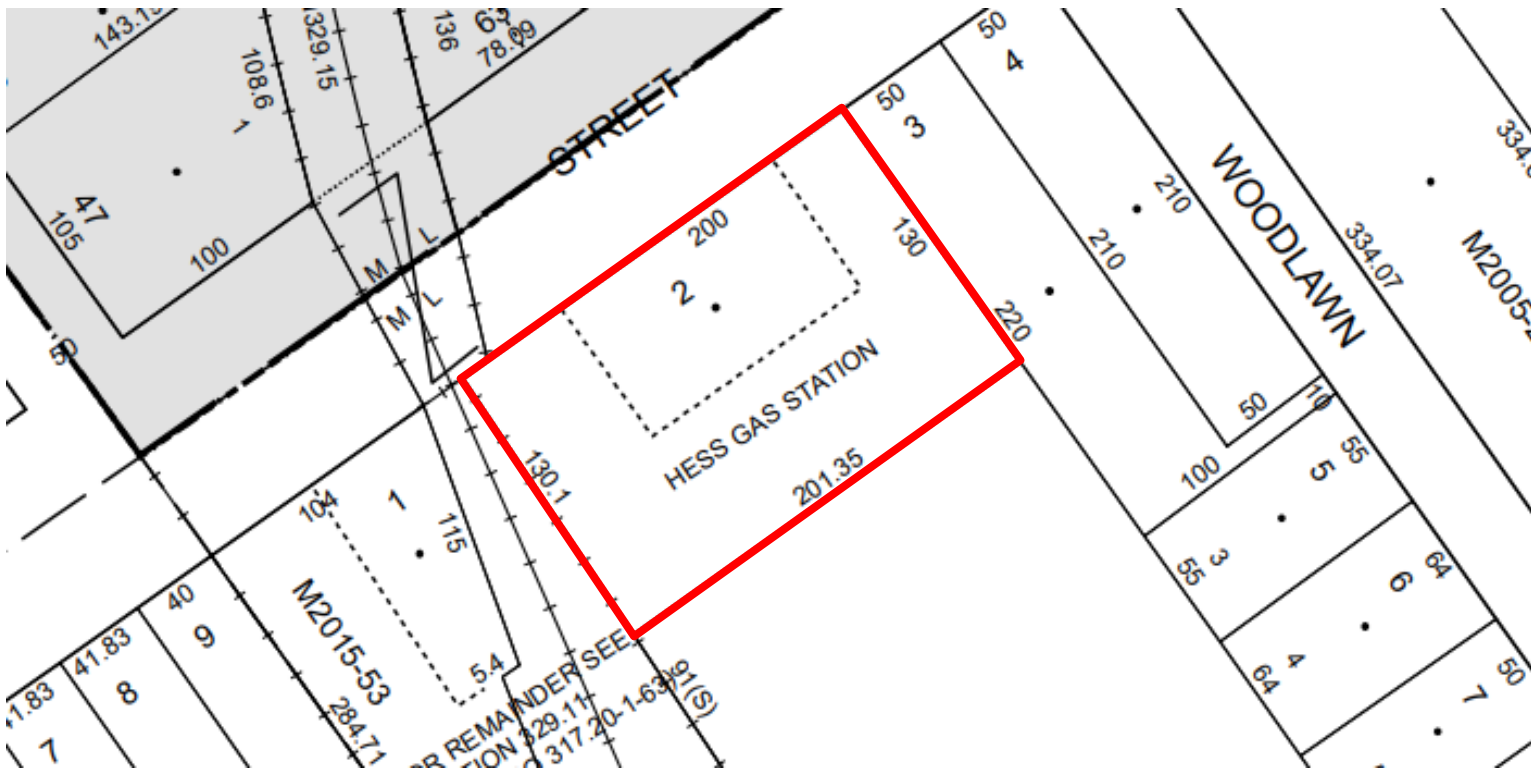
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2639 Genesee Street | Utica, New York



Tax Map – ID# 329.15-6-2



Aerial



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