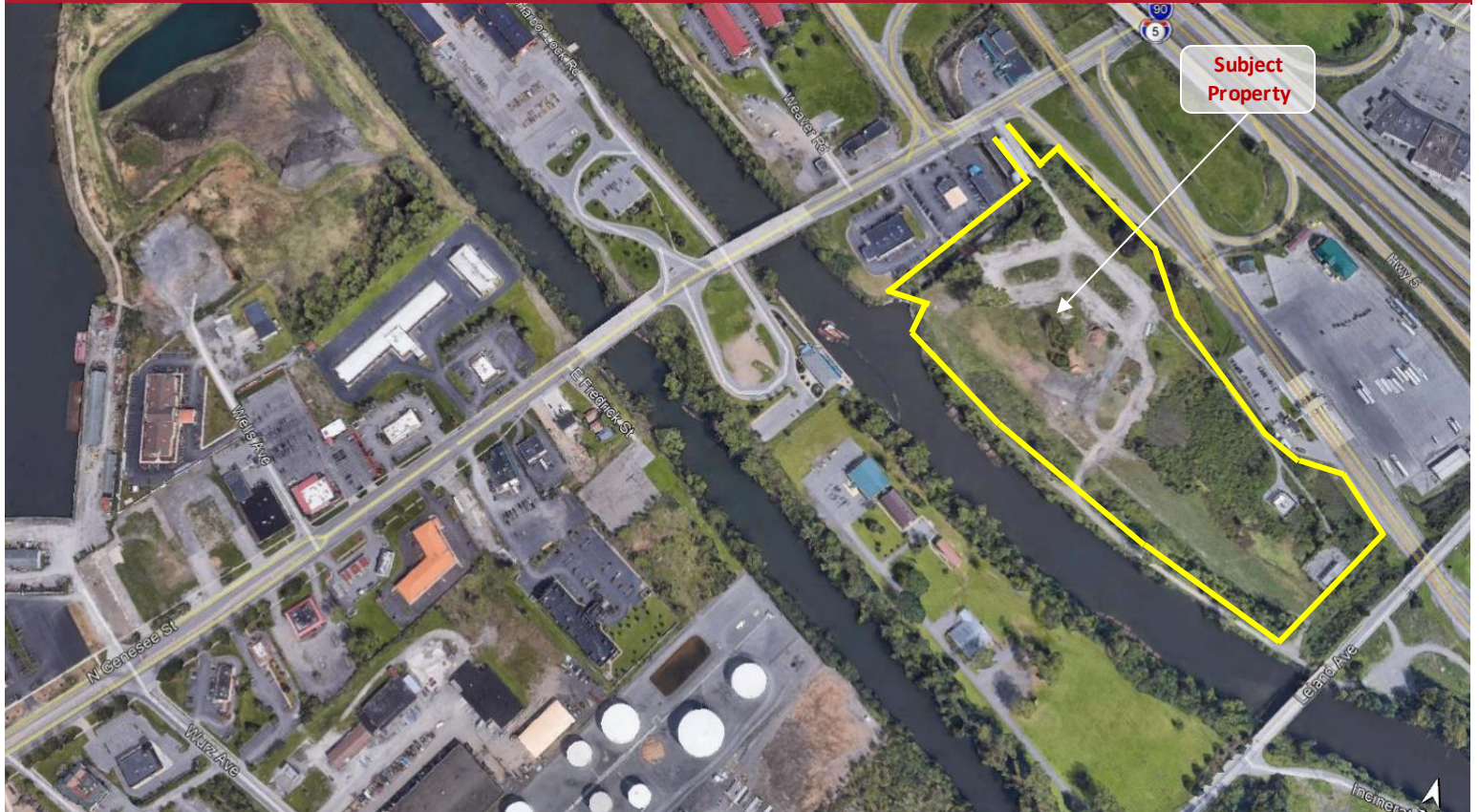


FOR SALE

302 North Genesee Street, Utica, New York



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



PROPERTY HIGHLIGHTS

14- +/- acres available with high traffic and visibility. Situated just off the NYS Thruway Exit 31. Asking \$2,000,000.00

KEY FEATURES

- ❑ Development Site
- ❑ Located Along Retail Corridor
- ❑ AADT = 29,877



Dominic Pavia, President
Licensed Real Estate Broker
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5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13221

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Demographics	3 Miles	5 miles	10 Miles
Population	67,692	99,325	146,182
Households	26,274	40,164	57,826
Avg. HH Income	\$49,957	\$62,619	\$69,026
Daytime Population	78,240	112,946	157,367



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