N. UTICA SHOPPING CENTER FOR LEASE

50 Auert Ave., Utica, New York



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







Patrick V. Agen Licensed Associate Real Estate Broker 315.736.1555 x 304 pvagen@PaviaRealEstate.com

PROPERTY HIGHLIGHTS

Available Space: 1,500 - 4,000 ± SF (4,000 SF former Dental Clinic space) Parking Spaces: 600 ± Sprinkler: 100 % Lease Price: \$16.00 Lease Type: NNN CAM/INS/Taxes: \$3.61 **Comments:** North Utica Shopping Center is a neighborhood Center anchored by Price Chopper, Dollar Tree and Walgreens. Situated within close proximity to NYS Thruway Exit 31. Great mix of essential retailers, national and regional stores and locally owned businesses. Prime built out medical space and Out Parcel available. To take a video tour, click <u>here</u>.

READY TO MAKE A DEAL? CLICK HERE NOW!



5 Oxford Road New Hartford, New York 13413 151 Northern Concourse Syracuse, New York 13221 PaviaRealEstate.com MAIN: 315.736.1555

All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal without notice

N. UTICA SHOPPING CENTER FOR LEASE

50 Auert Ave., Utica, New York



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

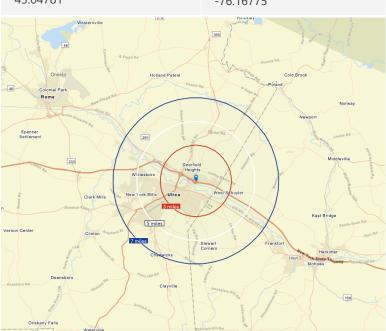


LATITUDE

LONGITUDE

43.04781

-76.16775



DEMOGRAPHICS

TRAFFIC COUNTS

By Radius	3 Mile	5 Mile	7 Mile
Population	60,009	91,817	117,143
Households	23,382	38,832	46,141
Median HH Income	\$32,752	\$39,829	\$45,179
Daytime Population	68,740	103,445	129,858
Businesses	1,864	3,093	3,985
Employees	33,916	54,033	69,039

SOURCE: ESRI Report 3/20/2019

Roadway	Volume Count
NYS Route 5 (Herkimer Road)	15,100 AADT
1 Northern Concourse racuse, New York 13221	PaviaRealEstate.com MAIN: 315.736.1555



5 Oxford Road New Hartford, New York 13413 15 Syracuse, New York 13221

All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal without notice