

# N. UTICA SHOPPING CENTER FOR LEASE

50 Auert Ave., Utica, New York



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## 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 [here](#).



**Patrick V. Agen**  
Licensed Associate Real Estate Broker  
315.736.1555 x 304  
[pvagen@PaviaRealEstate.com](mailto:pvagen@PaviaRealEstate.com)

**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](http://PaviaRealEstate.com)  
MAIN: 315.736.1555



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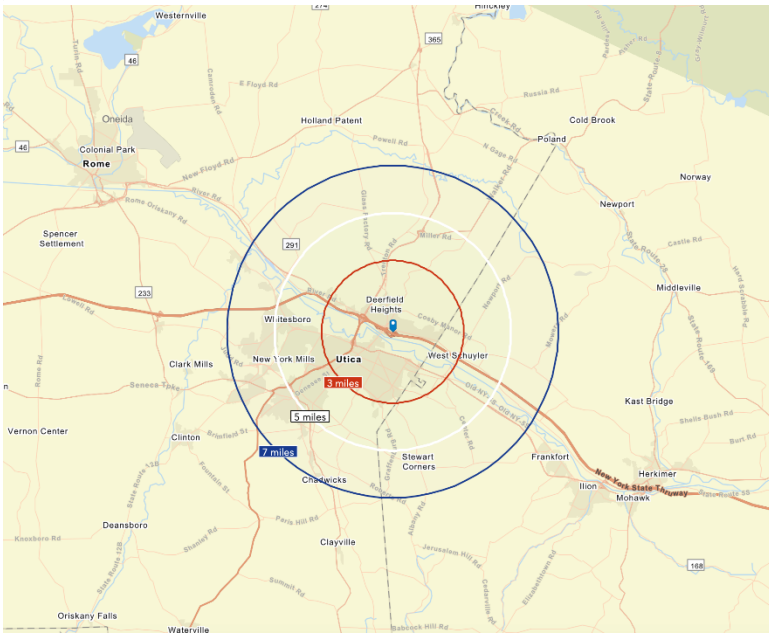


## LATITUDE

## LONGITUDE

43.04781

-76.16775



## DEMOGRAPHICS

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

## TRAFFIC COUNTS

Roadway	Volume Count
NYS Route 5 (Herkimer Road)	15,100 AADT



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