

# 2208 Gensee Street

2208 Gensee Street, Utica, NY 13502



Presented by  
Signature Realty Inc



# 2208 Gensee Street

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## Confidentiality Agreement



**Patricia Virkler**

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**Signature Realty Inc**

2 Campion Road

New Hartford, NY 13413

Notes

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## Property Details

A nice and affordable building with quick access to 840-exchange just minutes to downtown. Well maintained. A large first floor (4160+ sf) space assembled with direct access to parking lot. Large professional office suite with two private offices and reception area. Could be combined with suite on 2nd floor

**Price: \$10 /SF/Year**

View the full listing here: <http://www.crelisting.net/HMp06FV3Q/?StepID=107>

Total Space Available 6,296 SF

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Rental Rate: \$10 /SF/Year

Min. Divisible: 2,136 SF

Max. Contiguous: 4,160 SF

Property Type: Office

Property Sub-type: Medical Office

Building Size: 6,296 SF

Building Class: B

Year Built: 1970

Lot Size: 1.01 AC

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## Listing spaces

### Space 1

Space Available: 4,160 SF  
Rental Rate: \$10 /SF/Year  
Space / Lot Type: Medical Office  
Lease Type: NNN  
Date Available: Nov 2013

Several private offices, small conference room and kitchenette. contiguous to suite

### Space 2136

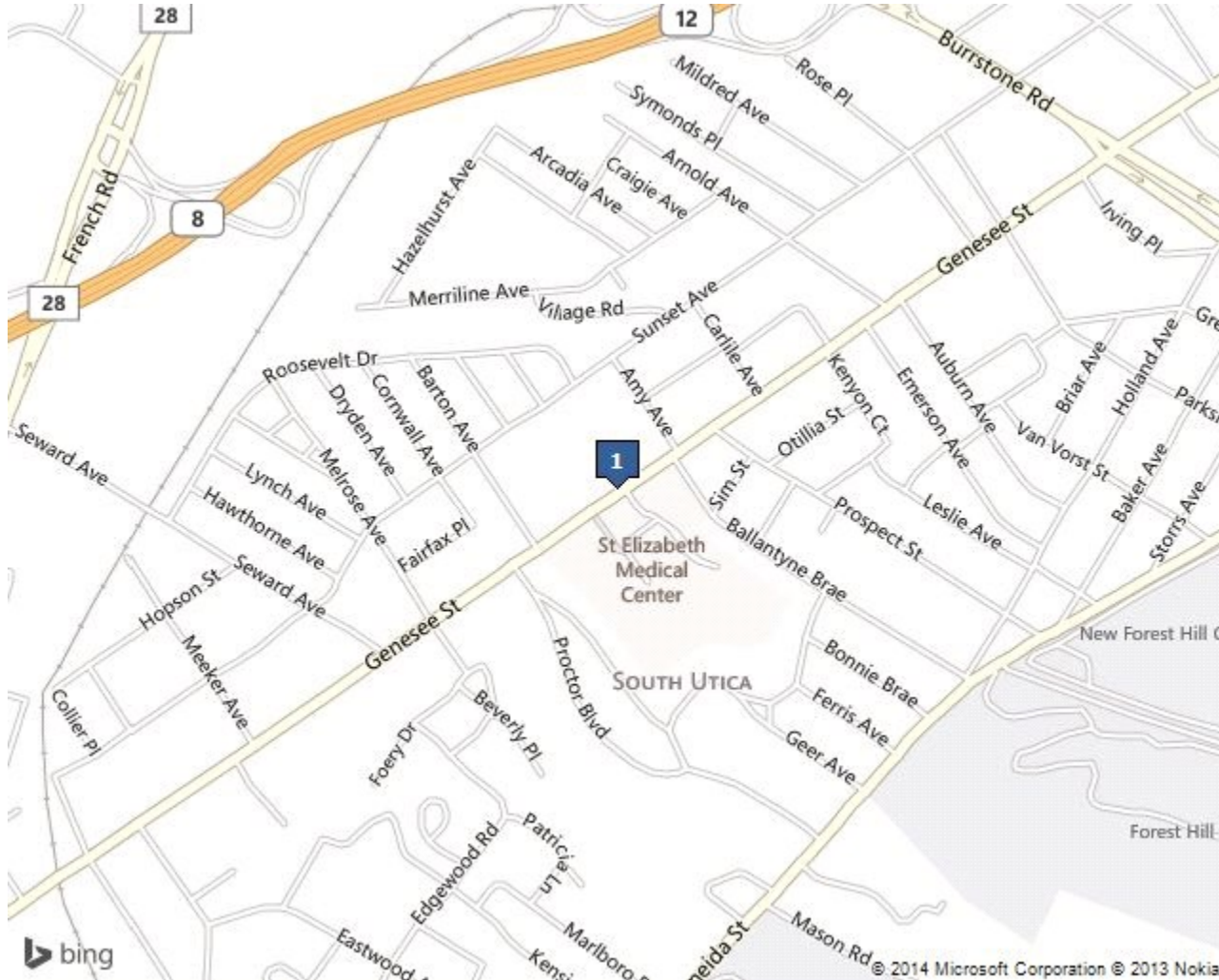
Space Available: 2,136 SF  
Rental Rate: \$10 /SF/Year  
Space / Lot Type: Medical Office  
Lease Type: NNN  
Date Available: Nov 2013

Excellent lower level corner location with a separate doorway into suite, with one private office and reception area, . Could be combined with suite 100

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## Location



## Location Description

Located in the Heart of the City of Utica, just minutes from several restaurants and retail shops. Quick access to Hospital (across the street).

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## Property Photos



Drive way/ parking

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## Property Photos



Parking lot



Back entry/ lower level Suite

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## Property Photos



Inside office



Resepion area

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## Property Photos



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## Property Photos



2nd floor



lower level

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## Property Photos



lower level



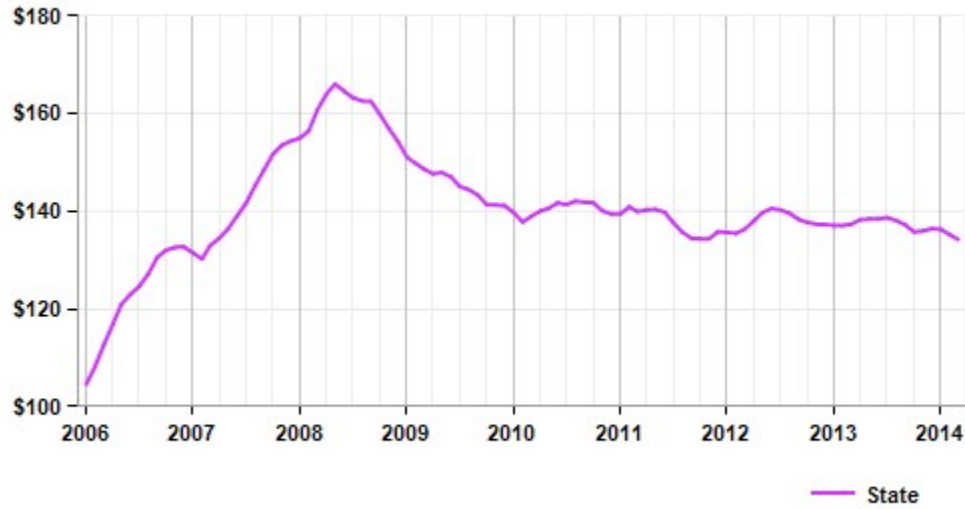
lower level

# 2208 Gensee Street

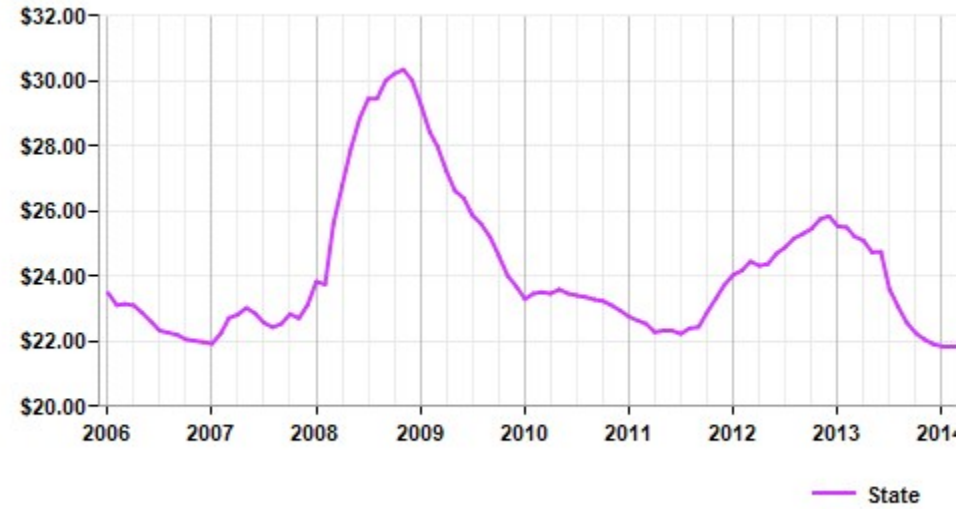
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## Market Trends

Asking Prices Office for Sale Utica, NY (\$/SF)



Asking Rent Office for Lease Utica, NY (\$/SF/Year)



	Mar 14	vs. 3 mo. prior	Y-O-Y
State	\$134	-1.6%	-2.3%

	Mar 14	vs. 3 mo. prior	Y-O-Y
State	\$21.84	-0.4%	-13.4%

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## Demographics

Population	1-mi.	3-mi.	5-mi.
2012 Male Population	5,517	34,387	49,600
2012 Female Population	6,181	37,002	54,138
% 2012 Male Population	47.16%	48.17%	47.81%
% 2012 Female Population	52.84%	51.83%	52.19%
2012 Total Population: Adult	9,241	54,018	80,055
2012 Total Daytime Population	20,997	94,323	134,977
2012 Total Employees	14,980	51,379	74,748
2012 Total population: Under 5 years	725	4,948	6,505
2012 Total population: 5 to 9 years	703	4,762	6,447
2012 Total population: 10 to 14 years	637	4,726	6,554
2012 Total population: 15 to 19 years	656	5,643	7,767
2012 Total population: 20 to 24 years	941	5,538	7,445
2012 Total population: 25 to 29 years	986	4,768	6,536
2012 Total population: 30 to 34 years	737	4,051	5,582
2012 Total population: 35 to 39 years	674	4,032	5,750
2012 Total population: 40 to 44 years	669	4,340	6,369
2012 Total population: 45 to 49 years	787	4,742	7,066
2012 Total population: 50 to 54 years	745	4,760	7,075
2012 Total population: 55 to 59 years	766	4,434	6,623
2012 Total population: 60 to 64 years	685	3,827	5,930
2012 Total population: 65 to 69 years	493	2,800	4,435

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## Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
2012 Total population: 70 to 74 years	358	2,074	3,493
2012 Total population: 75 to 79 years	349	1,908	3,163
2012 Total population: 80 to 84 years	363	1,904	3,206
2012 Total population: 85 years and over	424	2,132	3,792
% 2012 Total population: Under 5 years	6.20%	6.93%	6.27%
% 2012 Total population: 5 to 9 years	6.01%	6.67%	6.21%
% 2012 Total population: 10 to 14 years	5.45%	6.62%	6.32%
% 2012 Total population: 15 to 19 years	5.61%	7.90%	7.49%
% 2012 Total population: 20 to 24 years	8.04%	7.76%	7.18%
% 2012 Total population: 25 to 29 years	8.43%	6.68%	6.30%
% 2012 Total population: 30 to 34 years	6.30%	5.67%	5.38%
% 2012 Total population: 35 to 39 years	5.76%	5.65%	5.54%
% 2012 Total population: 40 to 44 years	5.72%	6.08%	6.14%
% 2012 Total population: 45 to 49 years	6.73%	6.64%	6.81%
% 2012 Total population: 50 to 54 years	6.37%	6.67%	6.82%
% 2012 Total population: 55 to 59 years	6.55%	6.21%	6.38%
% 2012 Total population: 60 to 64 years	5.86%	5.36%	5.72%
% 2012 Total population: 65 to 69 years	4.21%	3.92%	4.28%
% 2012 Total population: 70 to 74 years	3.06%	2.91%	3.37%
% 2012 Total population: 75 to 79 years	2.98%	2.67%	3.05%
% 2012 Total population: 80 to 84 years	3.10%	2.67%	3.09%

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## Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2012 Total population: 85 years and over	3.62%	2.99%	3.66%
2012 White alone	9,480	52,580	82,807
2012 Black or African American alone	1,178	8,858	9,791
2012 American Indian and Alaska Native alone	19	182	221
2012 Asian alone	329	4,969	5,475
2012 Native Hawaiian and OPI alone	6	31	38
2012 Some Other Race alone	283	2348	2553
2012 Two or More Races alone	403	2421	2853
2012 Hispanic	892	6275	7160
2012 Not Hispanic	10806	65114	96578
% 2012 White alone	0.810394939305864	0.736528036532239	0.798232084674854
% 2012 Black or African American alone	0.10070097452556	0.124080740730365	0.0943820008097322
% 2012 American Indian and Alaska Native alone	0.00162420926654129	0.00254941237445545	0.00213036688580848
% 2012 Asian alone	0.028124465720636	0.0696045609267534	0.0527771886868843
% 2012 Native Hawaiian and OPI alone	0.000512908189434091	0.000434240569275379	0.00036630742832906
% 2012 Some Other Race alone	0.0241921696016413	0.0328902211825351	0.0246100753822129
% 2012 Two or More Races alone	0.0344503333903231	0.0339127876843771	0.0275019761321791
% 2012 Hispanic	0.0762523508292016	0.0878986958775161	0.0690200312325281
% 2012 Not Hispanic	0.923747649170798	0.912101304122484	0.930979968767472
2000 Not Hispanic: White alone	10787	56865	86610
2000 Not Hispanic: Black or African American alone	983	7291	7795

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<b>Population (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Not Hispanic: American Indian and Alaska Native alone	28	163	184
2000 Not Hispanic: Asian alone	153	1605	1908
2000 Not Hispanic: Native Hawaiian and OPI alone	5	24	30
2000 Not Hispanic: Some Other Race alone	26	134	147
2000 Not Hispanic: Two or More Races	224	1480	1755
% 2000 Not Hispanic: White alone	0.852996995097264	0.802951143744705	0.846644118164578
% 2000 Not Hispanic: Black or African American alone	0.0777320891981654	0.102951143744705	0.0761989481710297
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.00221413885813696	0.00230160971476984	0.00179866664059903
% 2000 Not Hispanic: Asian alone	0.0120986873319627	0.0226630895227337	0.0186513910340378
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.000395381938953029	0.000338887319966111	0.00029326086531506
% 2000 Not Hispanic: Some Other Race alone	0.00205598608255575	0.00189212086981079	0.00143697824004379
% 2000 Not Hispanic: Two or More Races	0.0177131108650957	0.0208980513979102	0.017155760620931
<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2012 Total Population	11,698	71,389	103,738
2012 Households	5,182	28,853	42,339

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<b>Population Change (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Population Change 2010-2012	150	-1,034	-1,096
Household Change 2010-2012	41	-491	-585
% Population Change 2010-2012	1.30%	-1.43%	-1.05%
% Household Change 2010-2012	0.80%	-1.67%	-1.36%
Population Change 2000-2012	-948	569	1,440
Household Change 2000-2012	51	-502	504
% Population Change 2000 to 2012	-7.50%	0.80%	1.41%
% Household Change 2000 to 2012	0.99%	-1.71%	1.20%

<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Housing Units	5,670	33,542	46,821
2000 Occupied Housing Units	5,131	29,356	41,836
2000 Owner Occupied Housing Units	2,900	15,356	24,815
2000 Renter Occupied Housing Units	2,231	14,000	17,021
2000 Vacant Housings Units	539	4,186	4,986
% 2000 Occupied Housing Units	90.49%	87.52%	89.35%
% 2000 Owner occupied housing units	56.52%	52.31%	59.31%
% 2000 Renter occupied housing units	43.48%	47.69%	40.69%

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<b>Housing (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
% 2000 Vacant housing units	9.51%	12.48%	10.65%

<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2012 Per Capita Income	\$26,545	\$22,636	\$24,047
2012 Household income: Less than \$10,000	439	3,472	4,105
2012 Household income: \$10,000 to \$14,999	404	2,663	3,495
2012 Household income: \$15,000 to \$19,999	320	2,412	3,383
2012 Household income: \$20,000 to \$24,999	352	2,248	3,135
2012 Household income: \$25,000 to \$29,999	354	1,945	2,650
2012 Household income: \$30,000 to \$34,999	211	1,640	2,345
2012 Household income: \$35,000 to \$39,999	237	1,355	2,058
2012 Household income: \$40,000 to \$44,999	342	1,243	1,907
2012 Household income: \$45,000 to \$49,999	310	1,281	2,118
2012 Household income: \$50,000 to \$59,999	315	1,927	3,117
2012 Household income: \$60,000 to \$74,999	447	1,988	3,437
2012 Household income: \$75,000 to \$99,999	767	2,867	4,500
2012 Household income: \$100,000 to \$124,999	356	1,721	2,858
2012 Household income: \$125,000 to \$149,999	129	803	1,306
2012 Household income: \$150,000 to \$199,999	94	679	1,113
2012 Household income: \$200,000 or more	105	609	812
% 2012 Household income: Less than \$10,000	8.47%	12.03%	9.70%
% 2012 Household income: \$10,000 to \$14,999	7.80%	9.23%	8.25%
% 2012 Household income: \$15,000 to \$19,999	6.18%	8.36%	7.99%

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<b>Income (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
% 2012 Household income: \$20,000 to \$24,999	6.79%	7.79%	7.40%
% 2012 Household income: \$25,000 to \$29,999	6.83%	6.74%	6.26%
% 2012 Household income: \$30,000 to \$34,999	4.07%	5.68%	5.54%
% 2012 Household income: \$35,000 to \$39,999	4.57%	4.70%	4.86%
% 2012 Household income: \$40,000 to \$44,999	6.60%	4.31%	4.50%
% 2012 Household income: \$45,000 to \$49,999	5.98%	4.44%	5.00%
% 2012 Household income: \$50,000 to \$59,999	6.08%	6.68%	7.36%
% 2012 Household income: \$60,000 to \$74,999	8.63%	6.89%	8.12%
% 2012 Household income: \$75,000 to \$99,999	14.80%	9.94%	10.63%
% 2012 Household income: \$100,000 to \$124,999	6.87%	5.96%	6.75%
% 2012 Household income: \$125,000 to \$149,999	2.49%	2.78%	3.08%
% 2012 Household income: \$150,000 to \$199,999	1.81%	2.35%	2.63%
% 2012 Household income: \$200,000 or more	2.03%	2.11%	1.92%

<b>Retail Sales Volume</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2012 Childrens/Infants clothing stores	1706421	9118443	13077735
2012 Jewelry stores	871987	5098762	7267649
2012 Mens clothing stores	1252261	7991341	11437729
2012 Shoe stores	1395260	9154595	13013438
2012 Womens clothing stores	2491287	15289056	22909578
2012 Automobile dealers	17267163	100598470	150884484
2012 Automotive parts and accessories stores	4437129	24753690	35702230
2012 Other motor vehicle dealers	920388	4058908	5670085

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2012 Tire dealers	1952148	11037135	16009442
2012 Hardware stores	27595	140823	208587
2012 Home centers	307539	1623540	2445255
2012 Nursery and garden centers	486545	2396053	3554884
2012 Outdoor power equipment stores	373002	2800683	3741978
2012 Paint andwallpaper stores	26417	183076	269441
2012 Appliance, television, and other electronics stores	2506204	14773933	21764755
2012 Camera andphotographic supplies stores	312312	1733614	2510605
2012 Computer andsoftware stores	6733422	37295815	54801539
2012 Beer, wine, and liquor stores	1043927	5804887	8838807
2012 Convenience stores	5185419	29880540	44005201
2012 Restaurant Expenditures	5224094	29272401	42546558
2012 Supermarkets and other grocery (except convenience) stores	19214441	107668649	157973246
2012 Furniture stores	2010270	10709512	15445870
2012 Home furnishings stores	4504365	26028960	37047544
2012 General merchandise stores	30150443	172035885	250537023
2012 Gasoline stations with convenience stores	15928807	90322429	132887516
2012 Other gasoline stations	11351499	63883410	93909778
2012 Department stores (excl leased depts)	23971907	138018821	200644460
2012 General merchandise stores	30150443	172035885	250537023
2012 Other health and personal care stores	1782038	9880254	14304475

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<b>Retail Sales Volume (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2012 Pharmacies and drug stores	5292895	29657342	44055204
2012 Pet and pet supplies stores	1477387	8184420	12111004
2012 Book, periodical, and music stores	412897	2401782	3479746
2012 Hobby, toy, and game stores	456844	2946779	4113460
2012 Musical instrument and supplies stores	70456	566239	910362
2012 Sewing, needlework, and piece goods stores	162096	1051884	1545715
2012 Sporting goods stores	659763	3097809	4512172

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## Broker Profile



### Patricia Virkler

Signature Realty has been serving the Greater Utica area's commercial real estate needs for over 20 years. We have helped hundreds of businesses buy, sell and lease their real property interests.. We pride ourselves on our market knowledge, constant attention to detail and customer oriented service. By aligning these attributes with our dedication to success we ensure your experience at Signature Realty will be a great one. Please explore our site, click on the links to view our listed property and give us a call. We look forward to earning your business - Patricia K. Virkler

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Signature Realty Inc

16 Bank Place

Utica, NY 13501

<b>Current Occupation:</b>	Broker/Owner
<b>Work Experience:</b>	If you are interested in starting or moving a business, we are the company to help you do that. We have up to the minute knowledge of commercial availability in the Central New York area. Through an extensive network of contacts, polished negotiation skills and our drive to succeed on our clients behalf we will deliver to you the property you need, when you need it. Whether you are looking to lease space, need you property leased out or you need your entire building managed, Signature Realty can meet your needs. We have the staff and resources to take care of your management needs; from leasing and maintenance to accounting and financial advise Signature Realty can help you succeed in the commercial real estate market.
<b>Organizations/Associations:</b>	LoopNet, Inc.