

FOR LEASE

# Butterfield on Genesee

195-205 Genesee Street, Utica, New York 13502



Commercial Space Available in 79,526± SF Mixed Use Building



## Up to 12,800± SF Available

### Property Highlights

- Up to 12,800± SF of ground floor commercial space available in the newly renovated Butterfield on Genesee building
- Very unique historical architecture preserved throughout the space
- Open floor plan for a tenant to complete custom build out
- Great location for office, restaurant, or other retail use
- Potential grants and incentives available through the City of Utica



**Butterfield**  
ON GENESSEE

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Demographic	1 Mile	3 Miles	5 Miles
Population	19,092	71,980	103,153
Households	7,511	28,433	42,208
Average H.H. Income	\$34,950	\$59,660	\$69,687
Daytime Employees	14,478	45,090	64,537

Source: ESRI Business Analyst 2021

### Traffic Counts

Genesee Street	9,329 AADT
Route 5A to Genesee Street	22,955 AADT

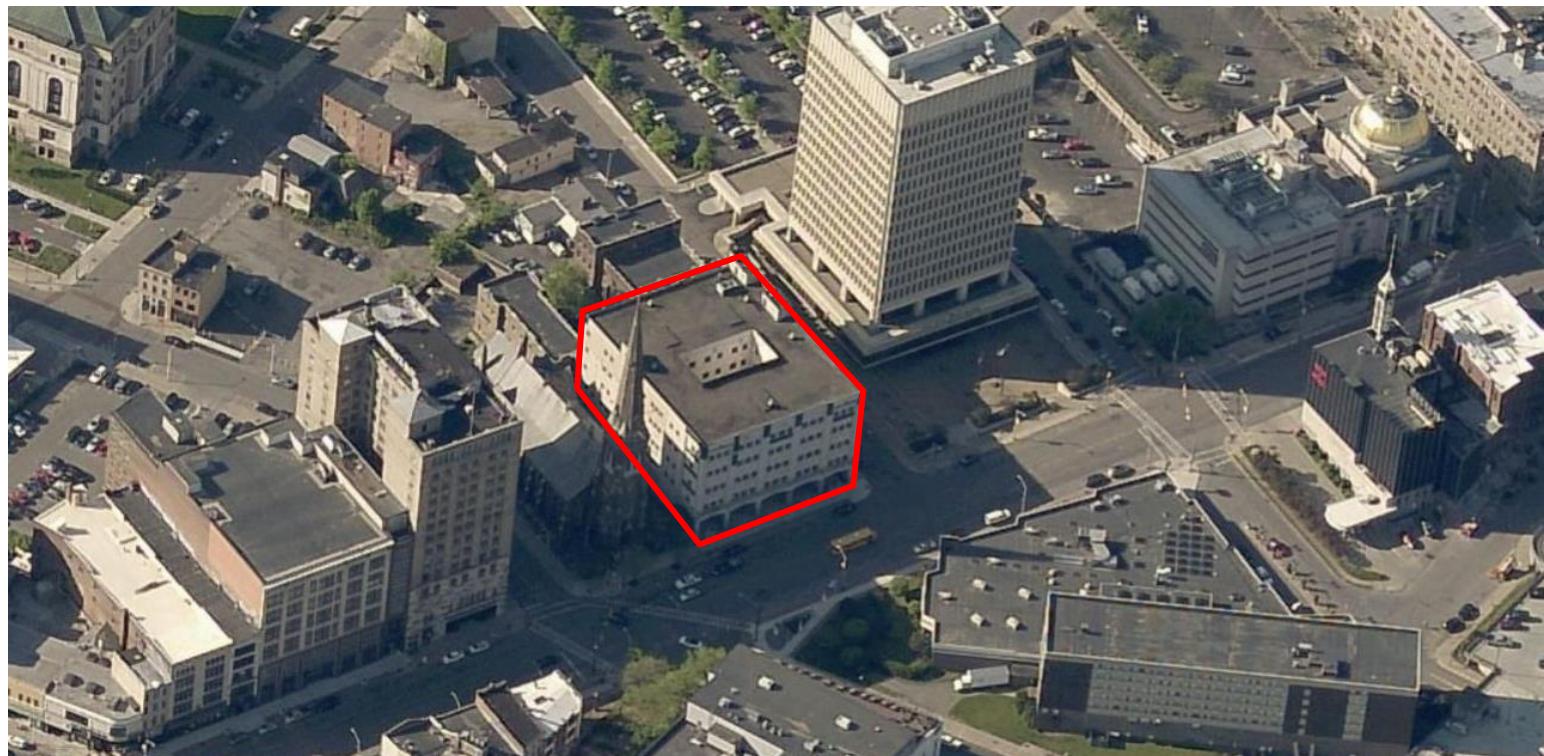
Source: NYS DOT 2019

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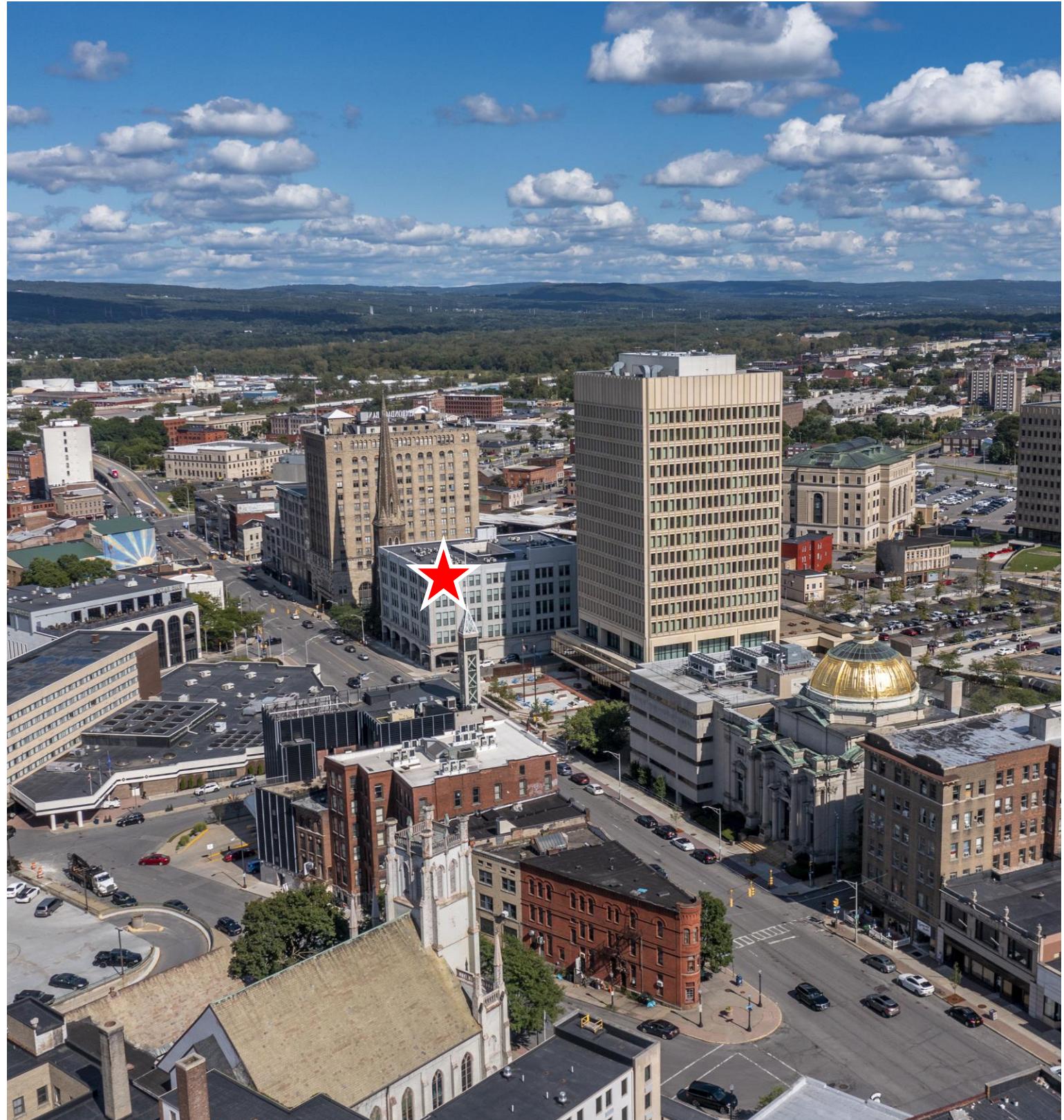
CUSHMAN &  
WAKEFIELD

Pyramid Brokerage  
Company



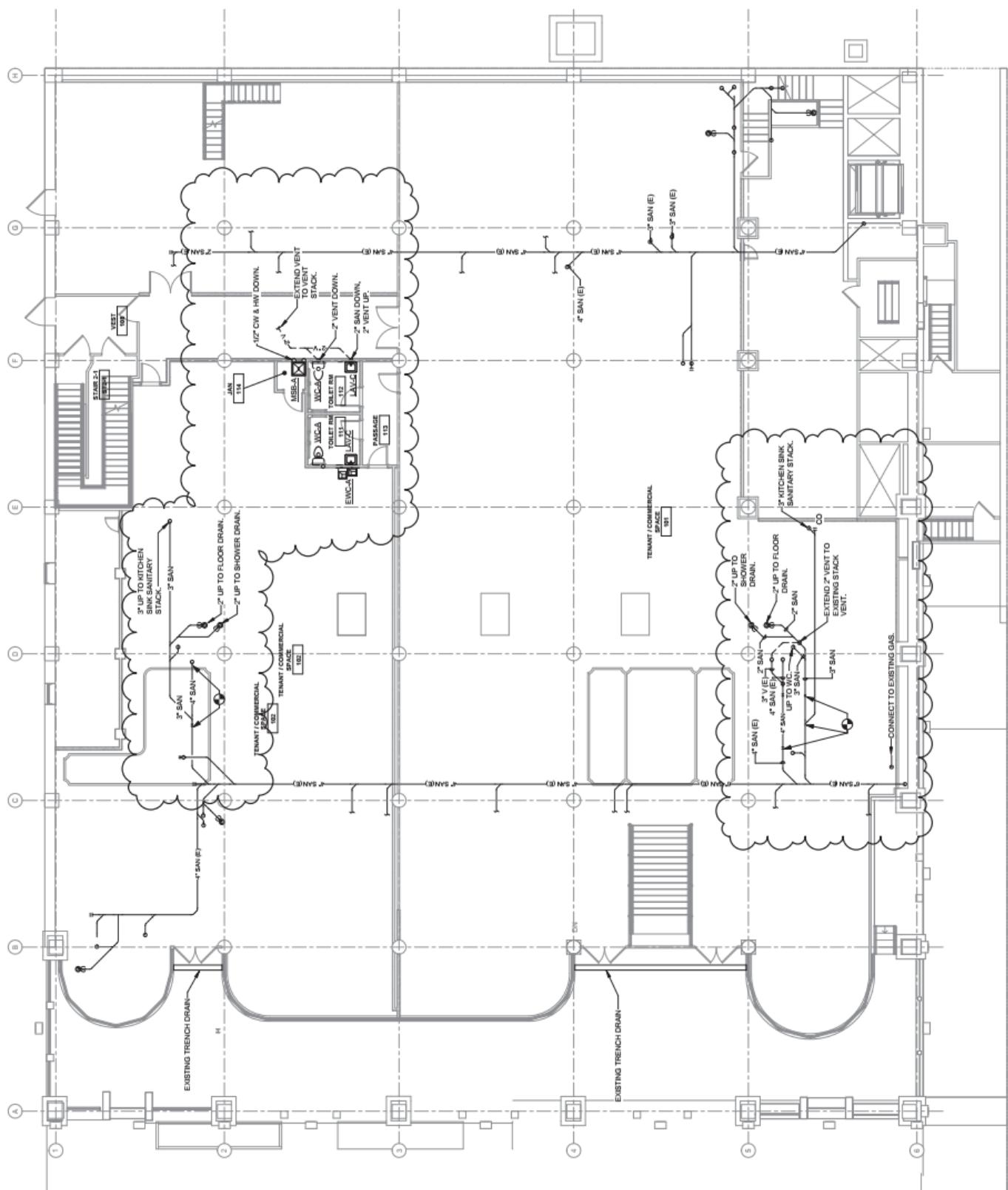
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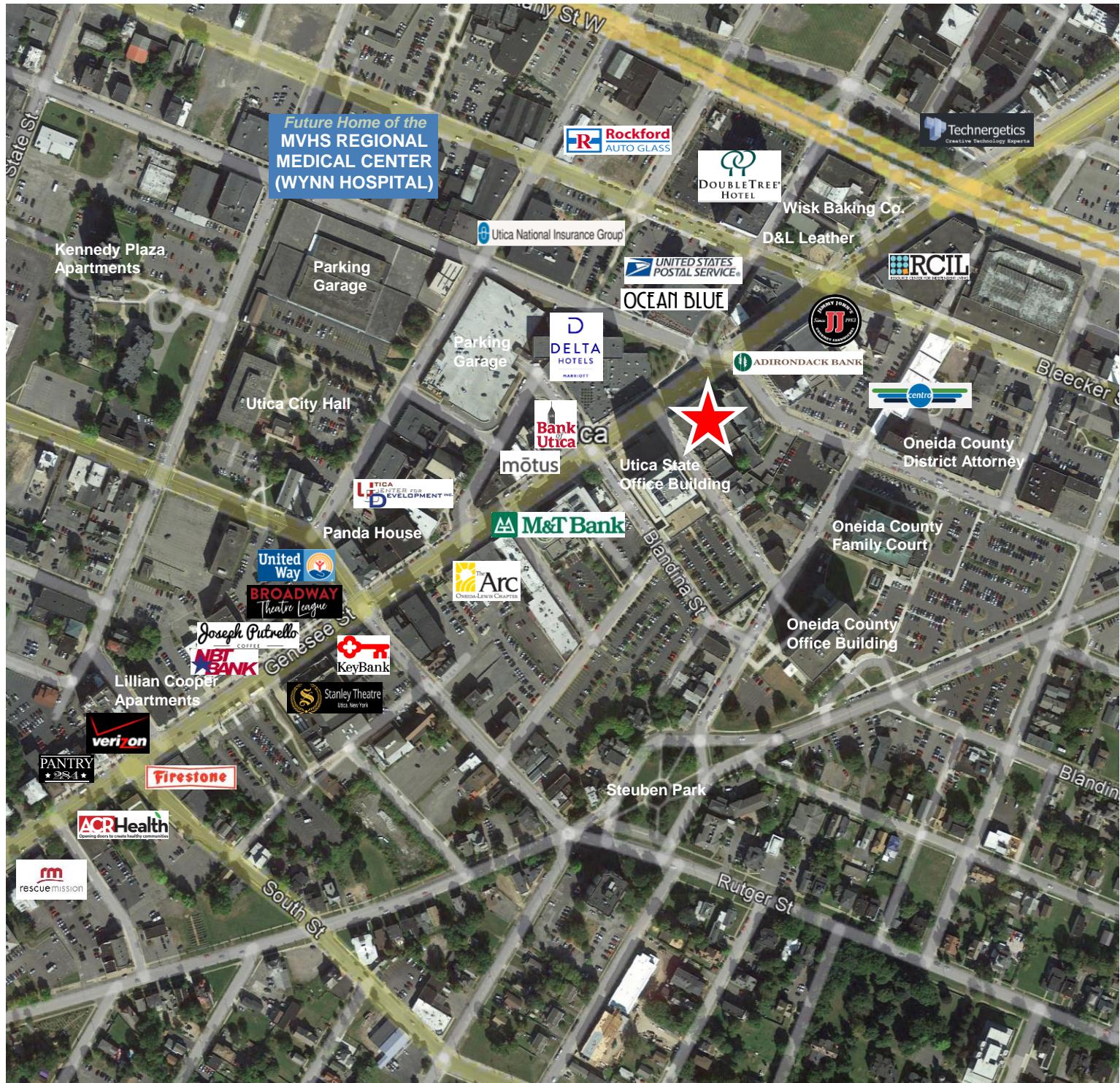
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## First Floor Plan

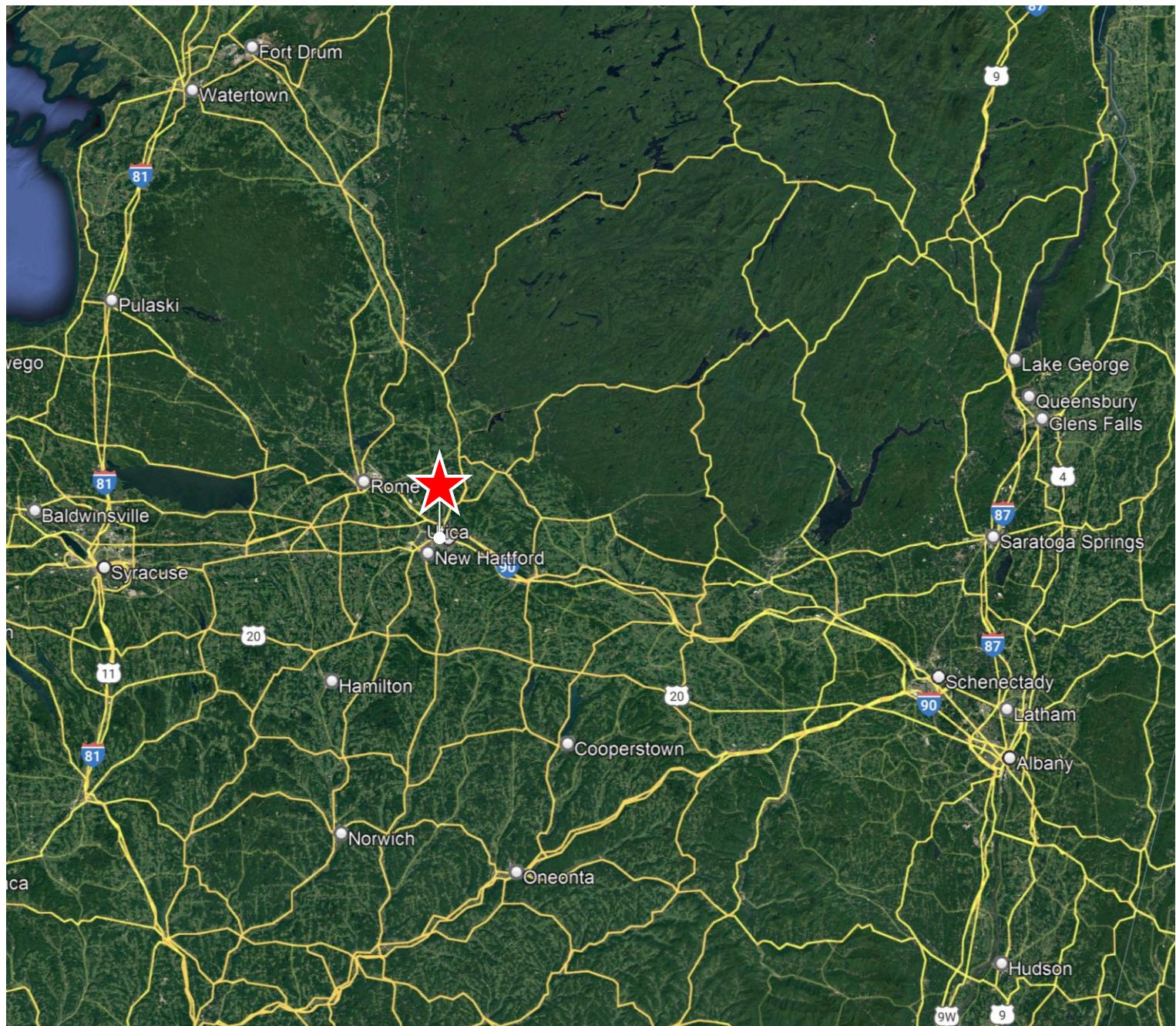
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Rome 20 minutes/17.2 miles

Oneida 32 minutes/27.1 miles

Albany 89 minutes/96.0 miles

Herkimer 21 minutes/16.0 miles

Syracuse 54 minutes/54.6 miles

Source: Google Maps