

FOR SALE

408 First Street

Utica, New York 13501



Redevelopment Site



10,500± SF

Property Highlights

- 5,000 SF single story Boats Unlimited building
- 5,500 SF three story building
- On the corner of First Street and Jay Street
- Location has excellent visibility from Route 5S/Oriskany Street with 16,699 AADT
- Adjacent to the multimillion-dollar apartment project at the Jeffrey Hardware Building

Demographic	1 Mile	3 Miles	5 Miles
Population	17,007	71,875	102,115
Households	6,730	28,164	41,944
Average H.H. Income	\$44,300	\$67,400	\$78,963
Daytime Employees	12,685	42,137	61,445

Source: ESRI Business Analyst 2023

Traffic Counts	
Route 5S / Oriskany Street	16,699 AADT

Source: NYS DOT 2022

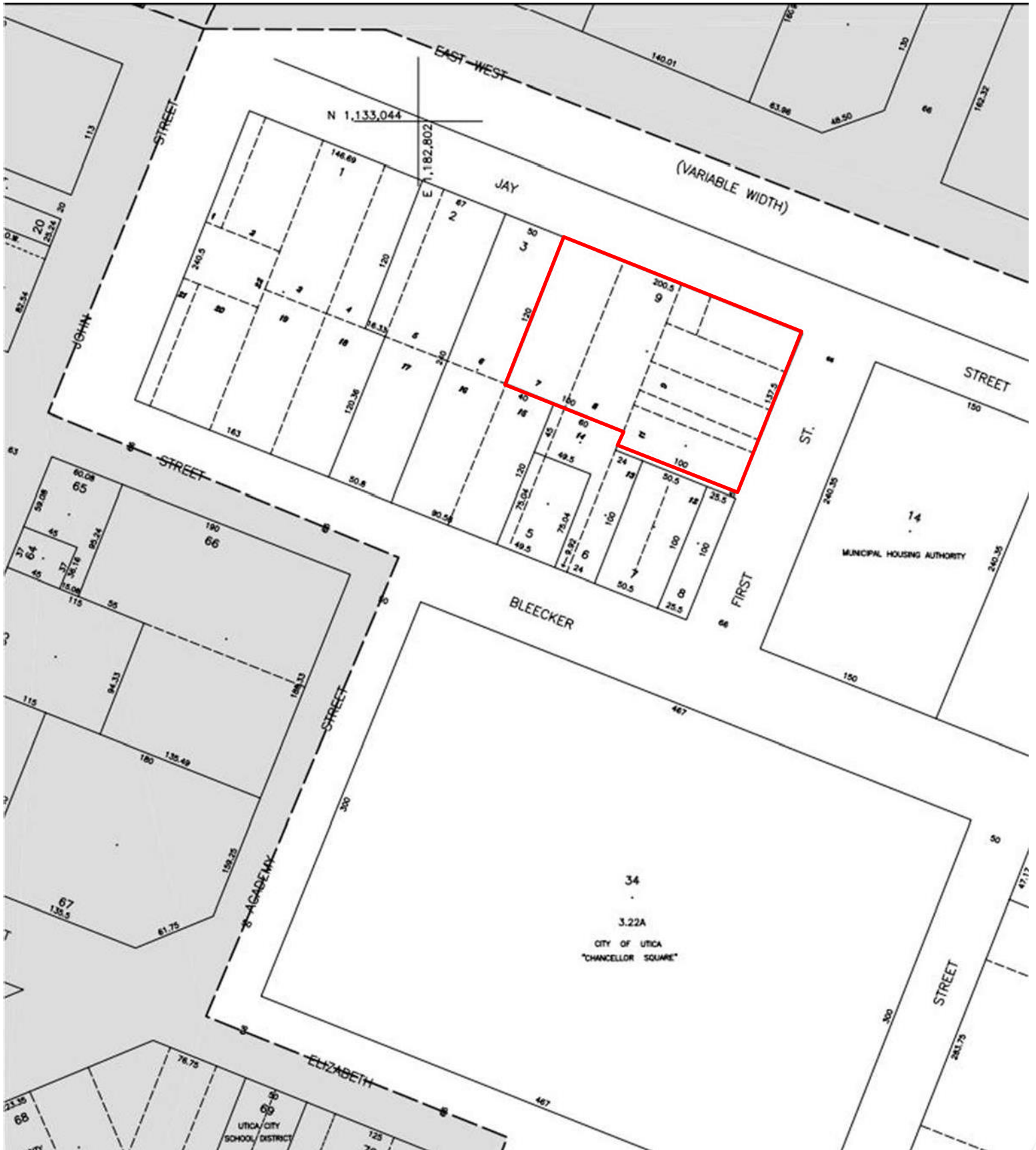
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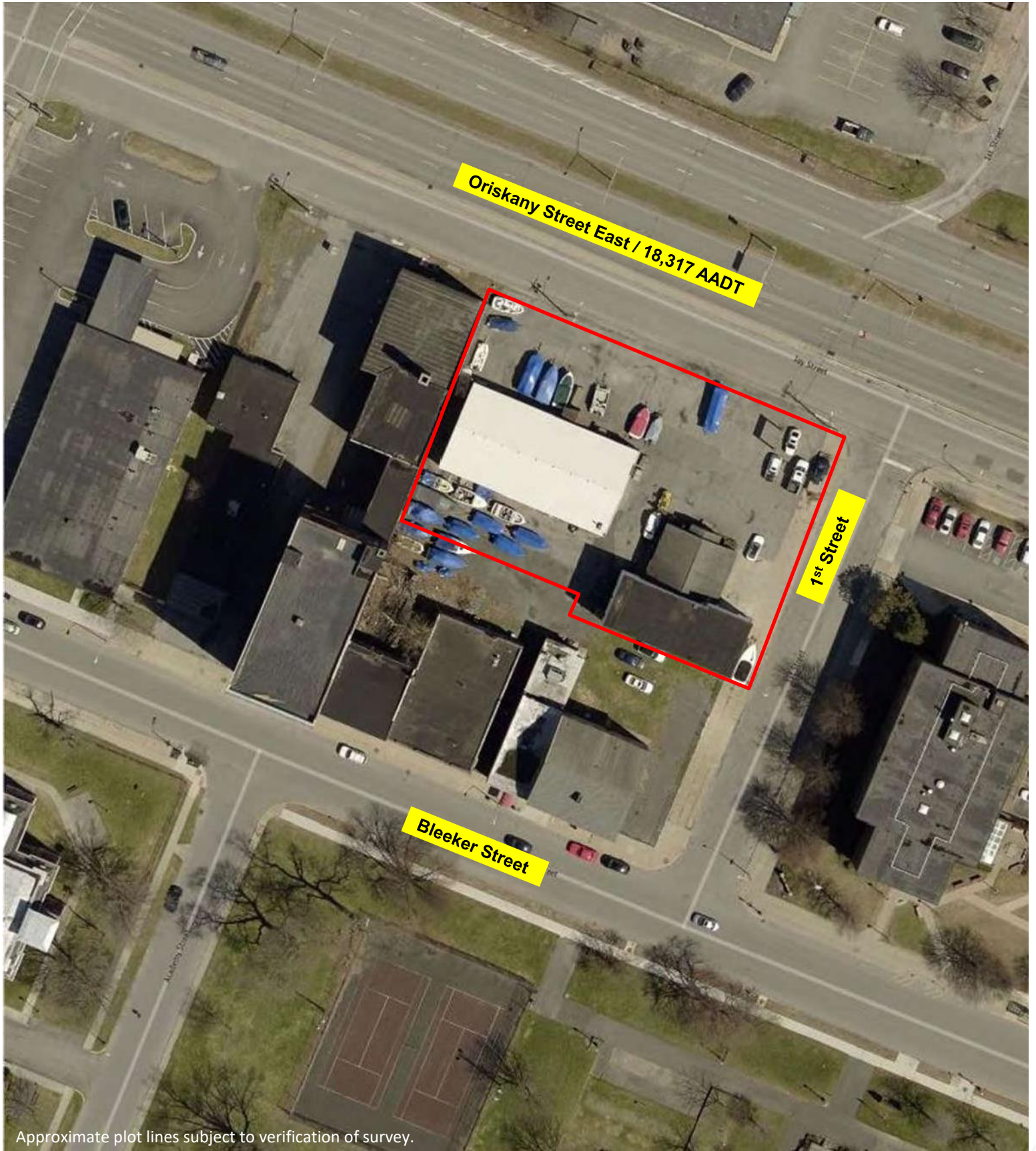
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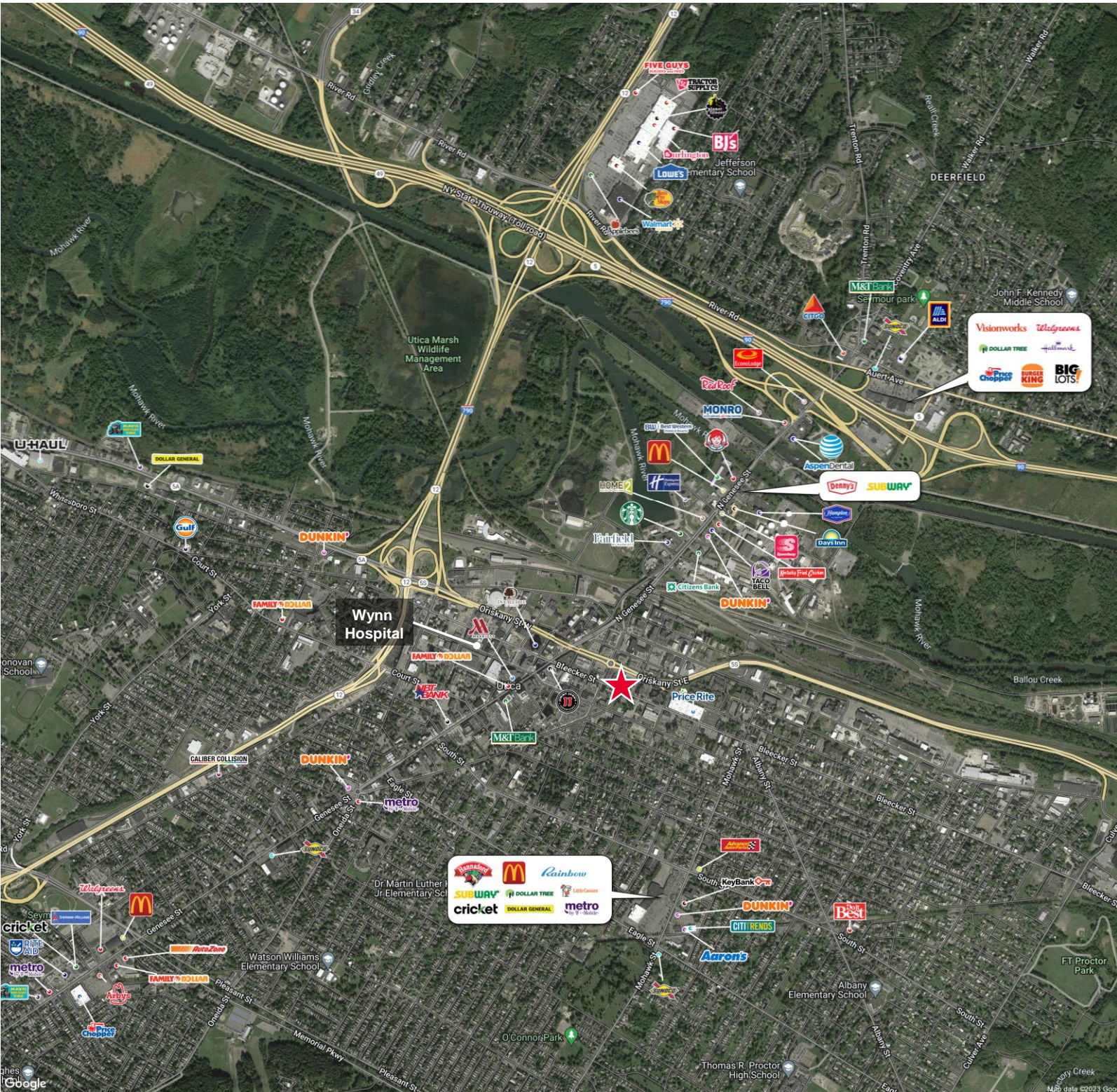
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Approximate plot lines subject to verification of survey.

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