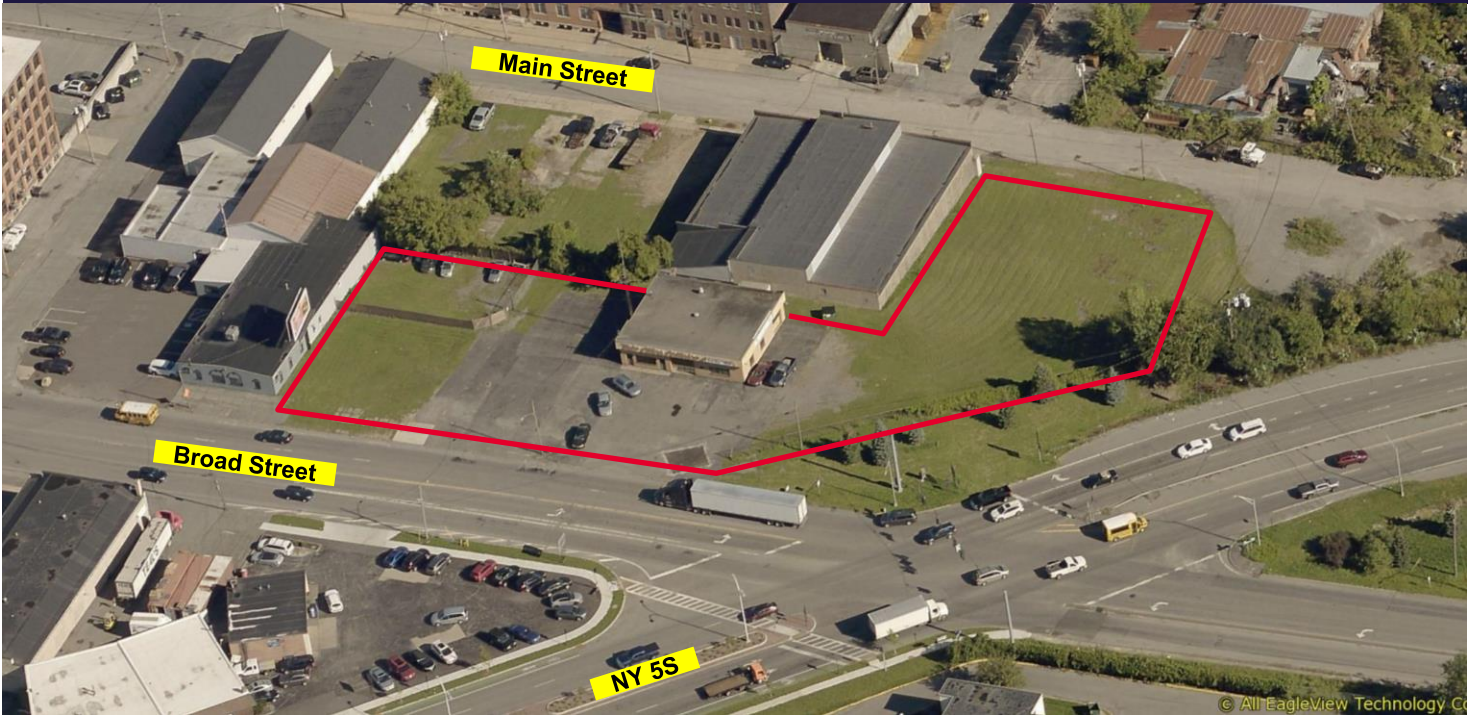




© AllEagleView Technology Co

FOR LAND LEASE

1.18± ACRES AVAILABLE

Property Highlights

- At signalized intersection of East Oriskany St (Rt 5S) and Broad Street
- Heavy traffic counts
- Superior visibility with frontage on three streets (Broad Street, Rt. 5S and Main Street)
- East-West Arterial Highway is the prime route connecting Downtown Utica and eastern Utica neighborhoods and businesses
- Surrounded by apartments, local businesses and retailers
- Situated two blocks east of Boehlert Transportation Center
- Site ideal for long-term land lease for quick serve restaurant or personal services type establishment

Demographic	1 Mile	3 Miles	5 Miles
Population	14,464	69,891	99,751
Households	5,822	27,193	40,801
Average H.H. Income	\$40,781	\$65,816	\$77,715
Daytime Employees	10,731	35,383	54,512
Source:			

Traffic Counts

Broad Street From Genesee Street to Rt. 5S	12,102 AADT
East Oriskany Street (Rt. 5S) From John St to Broad Street	18,317 AADT
East Oriskany Street (Rt. 5S) From Broad Street to Culver Avenue	19,092 AADT

Source: NYS DOT 2019

EXCLUSIVE CONTACT

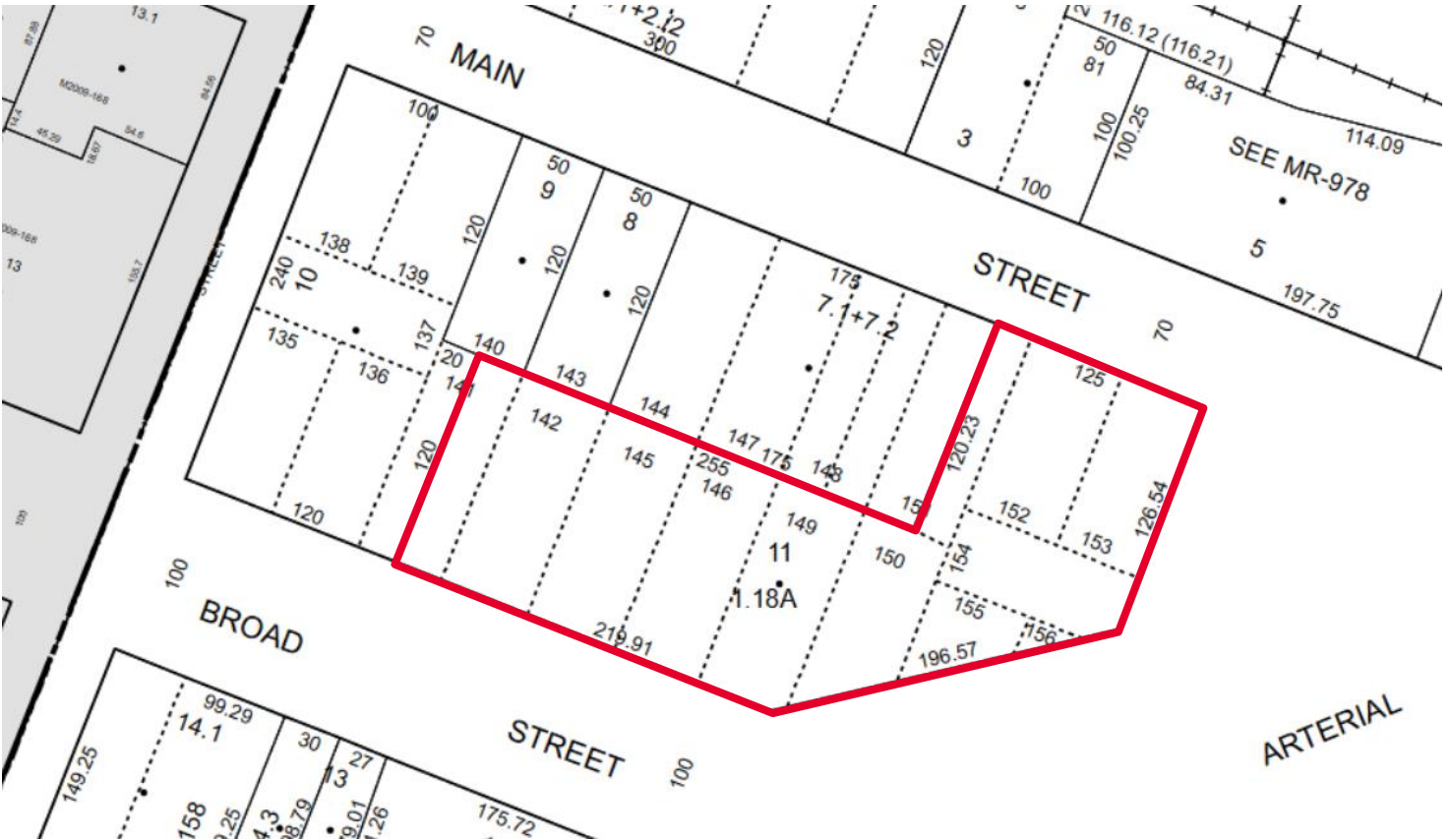
James Dylan Furney
Associate Real Estate Broker
+1 315 225 8571
jdfurney@pyramidbrokerage.com

Lila "Lee" M. Salvetti
Associate Real Estate Broker
+1 315 254 3447
lsalvetti@pyramidbrokerage.com

587 Main Street, Suite 102
New York Mills, New York 13417
+1 315 736 0856
pyramidbrokerage.com



**515 Broad Street
Utica, New York 13601**



independently owned and operated. A member of the Cushman & Wakefield Alliance.
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

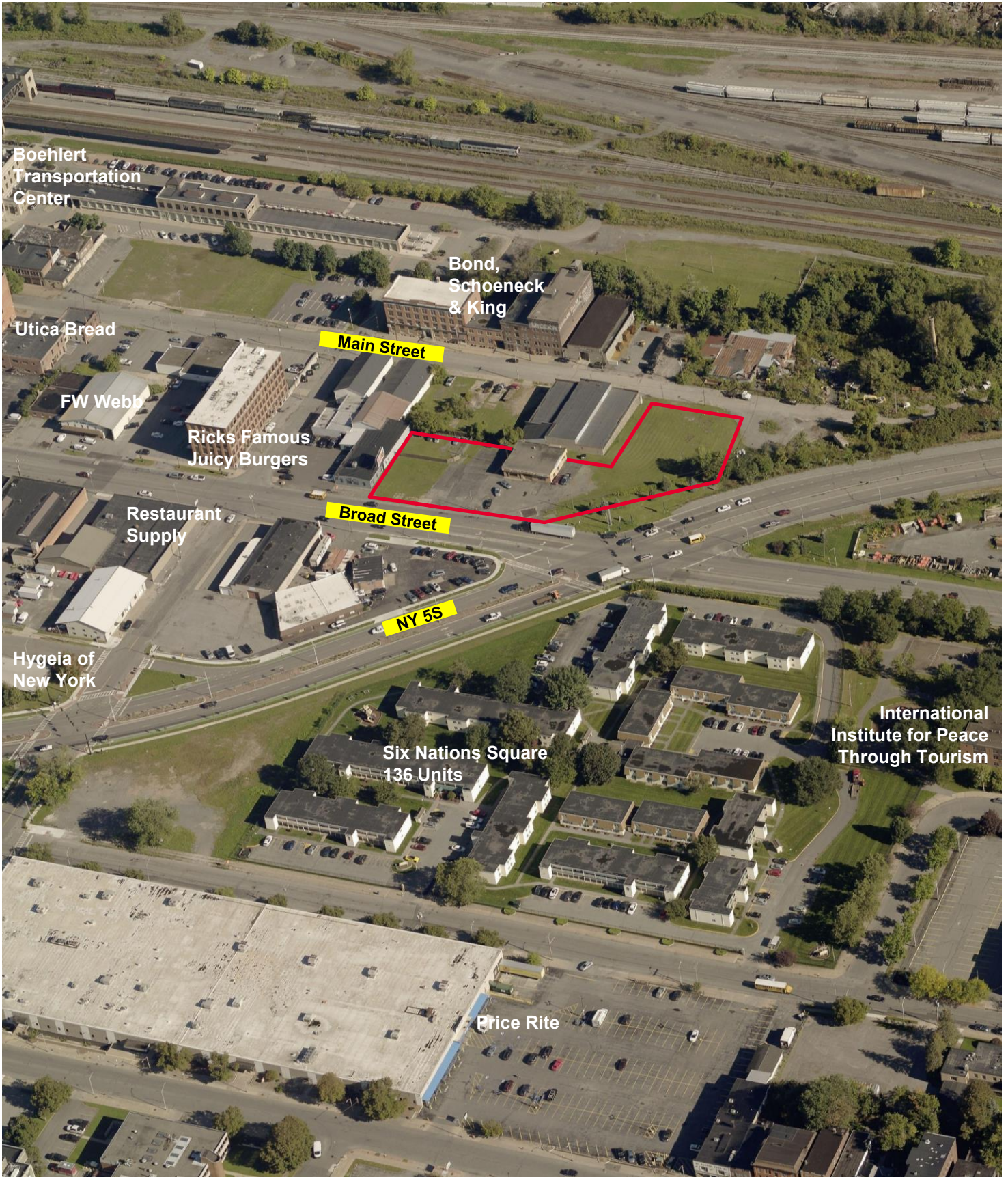


**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**515 Broad Street
Utica, New York 13601**



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

