


**FOR LEASE**

# 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

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

## EXCLUSIVE CONTACT

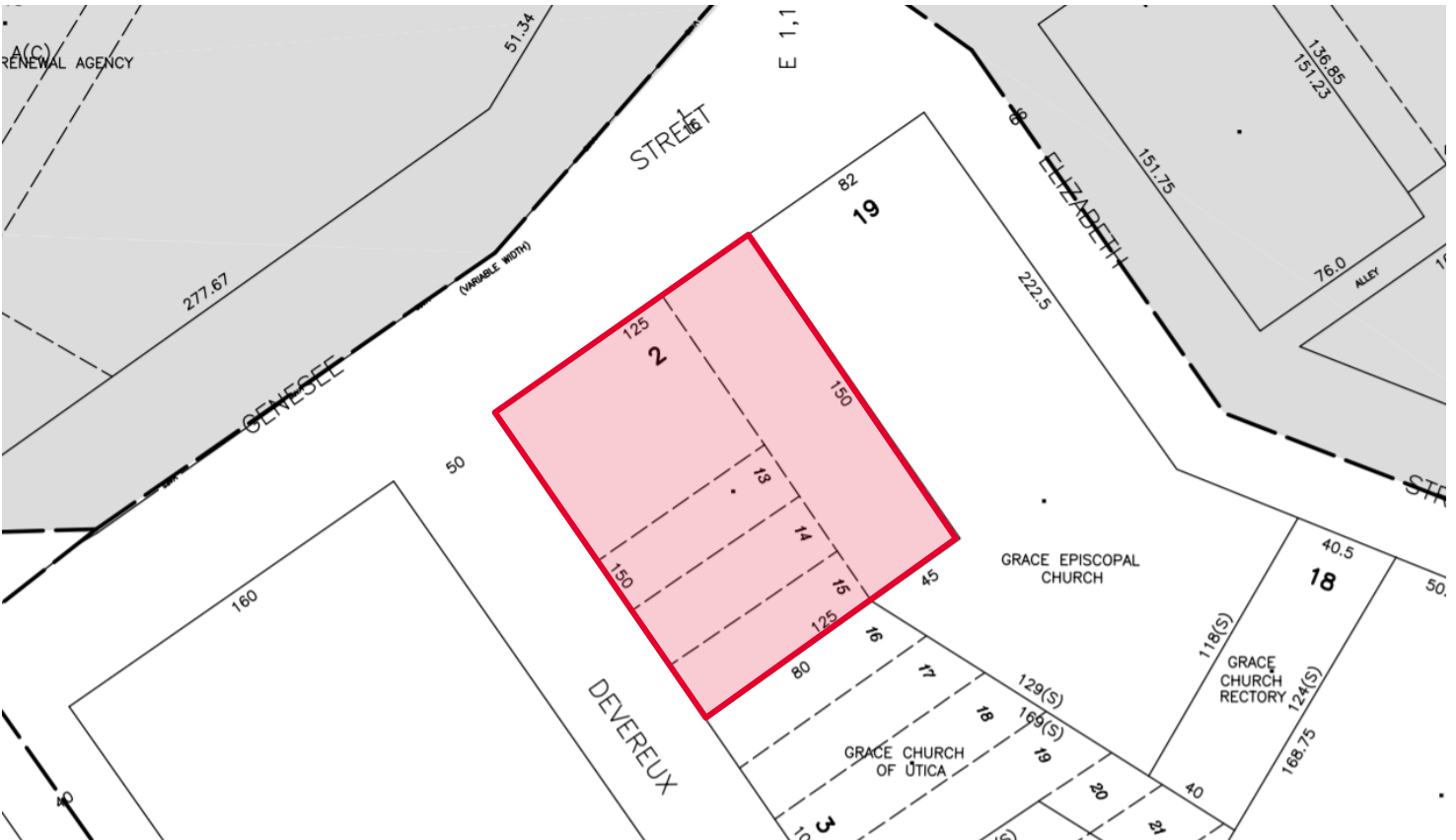
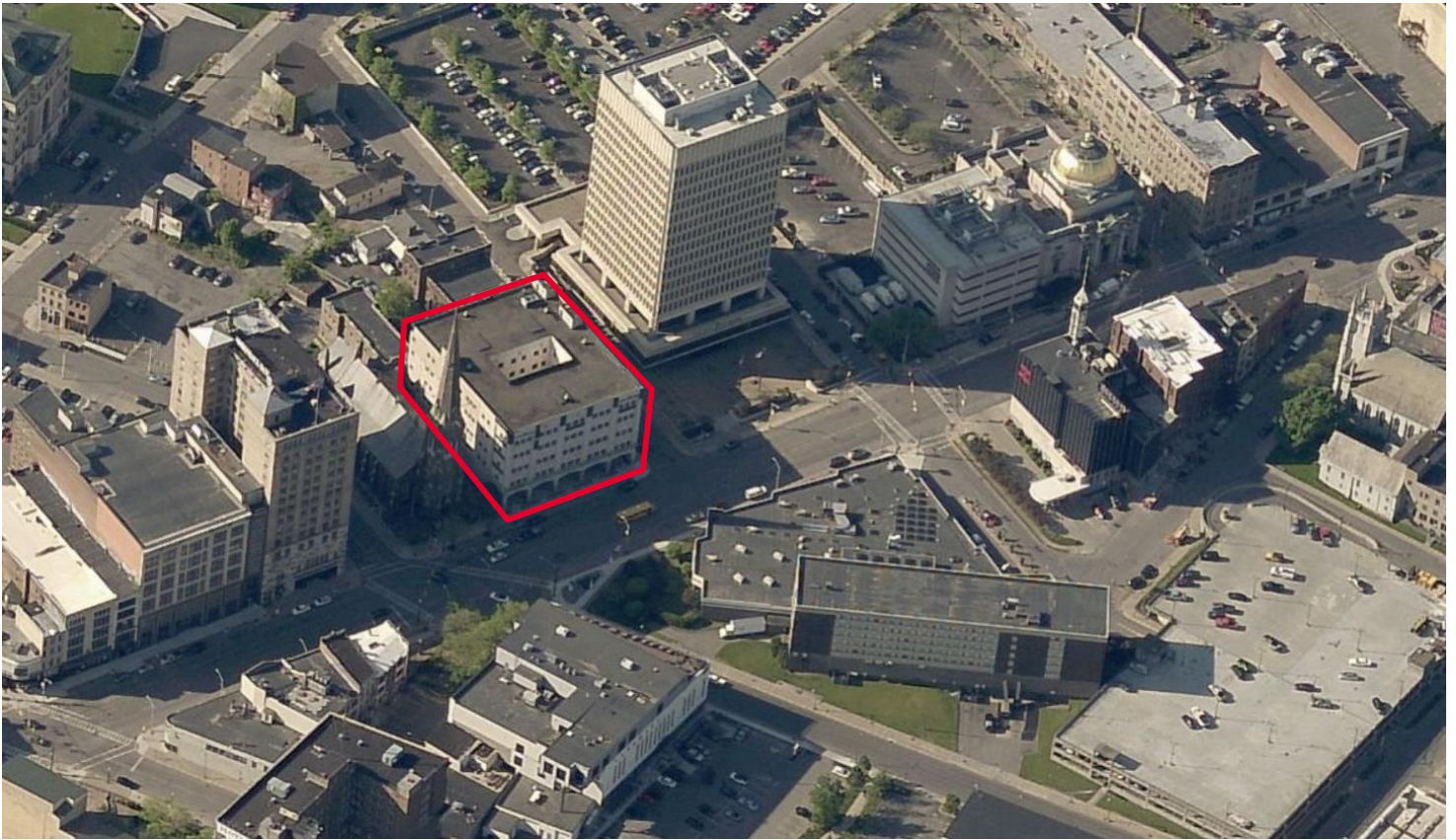
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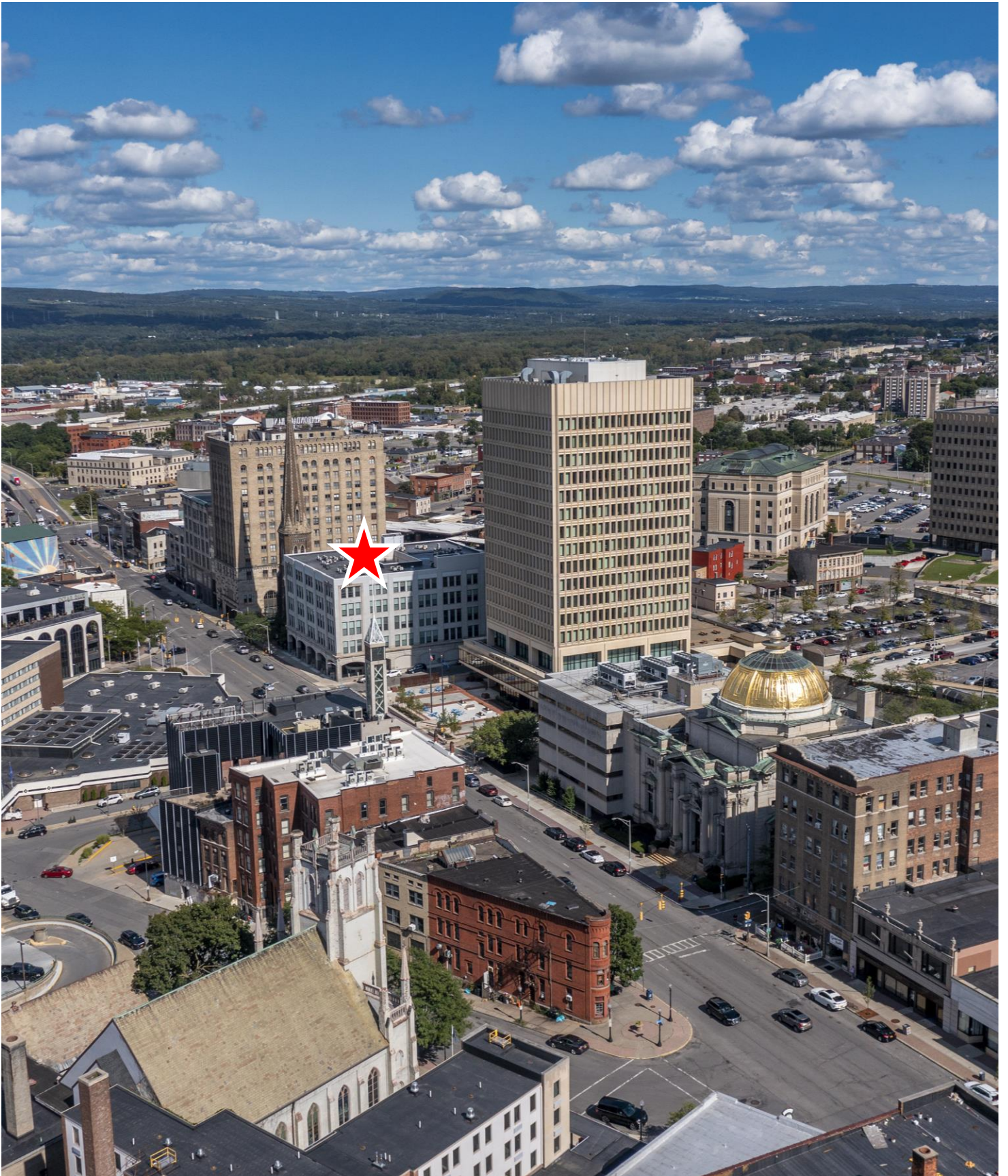
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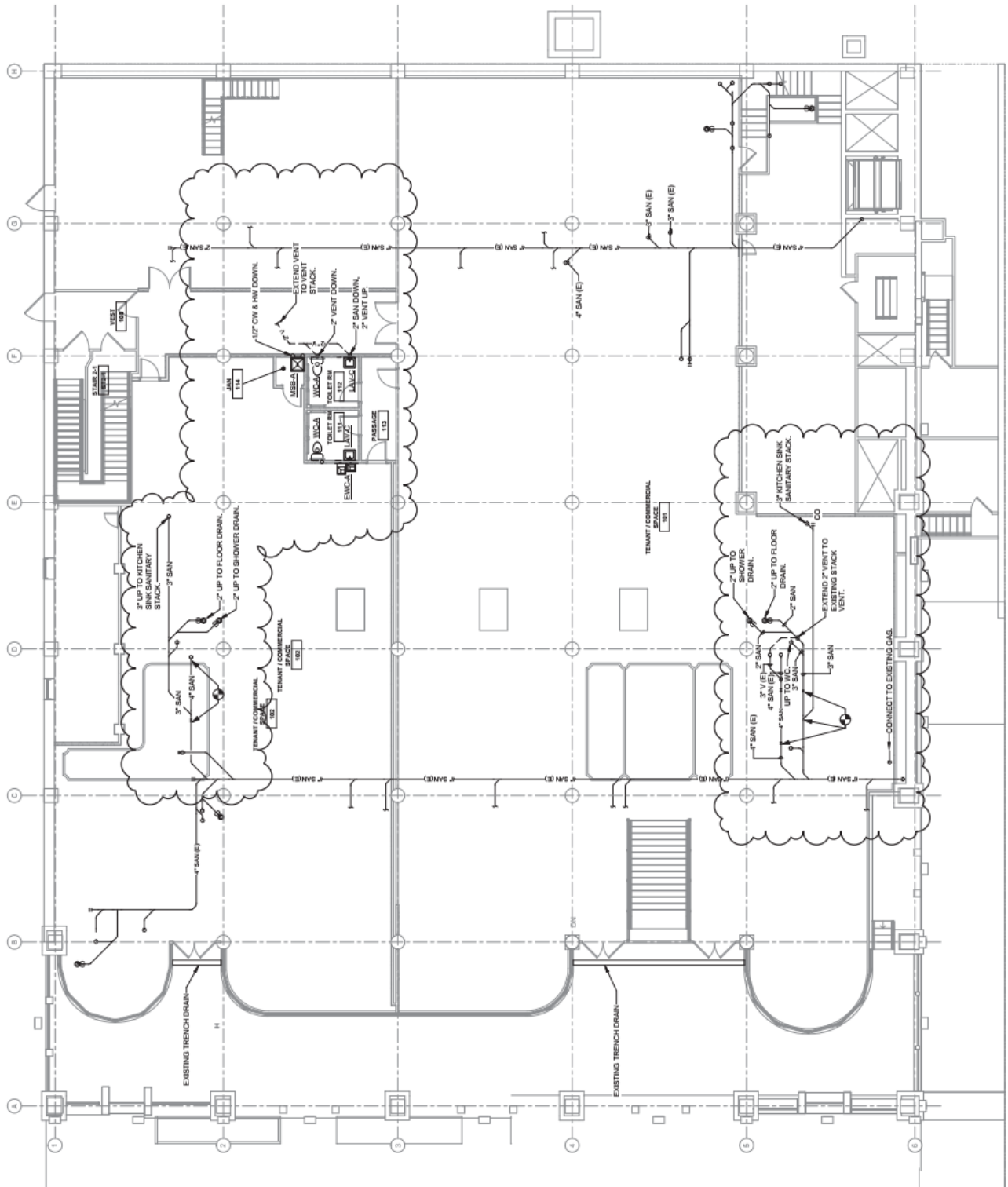
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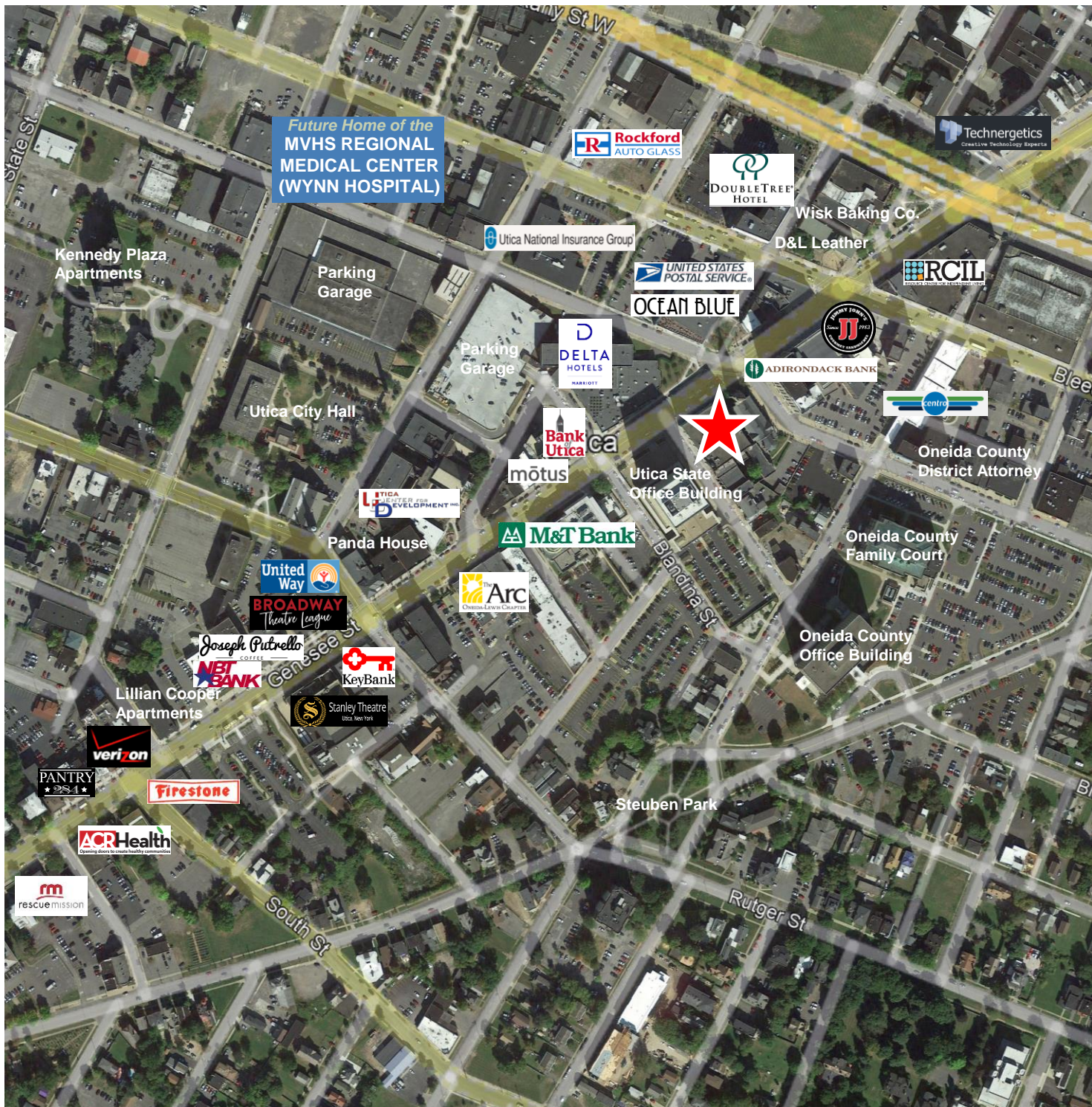
**pyramidbrokerage.com**

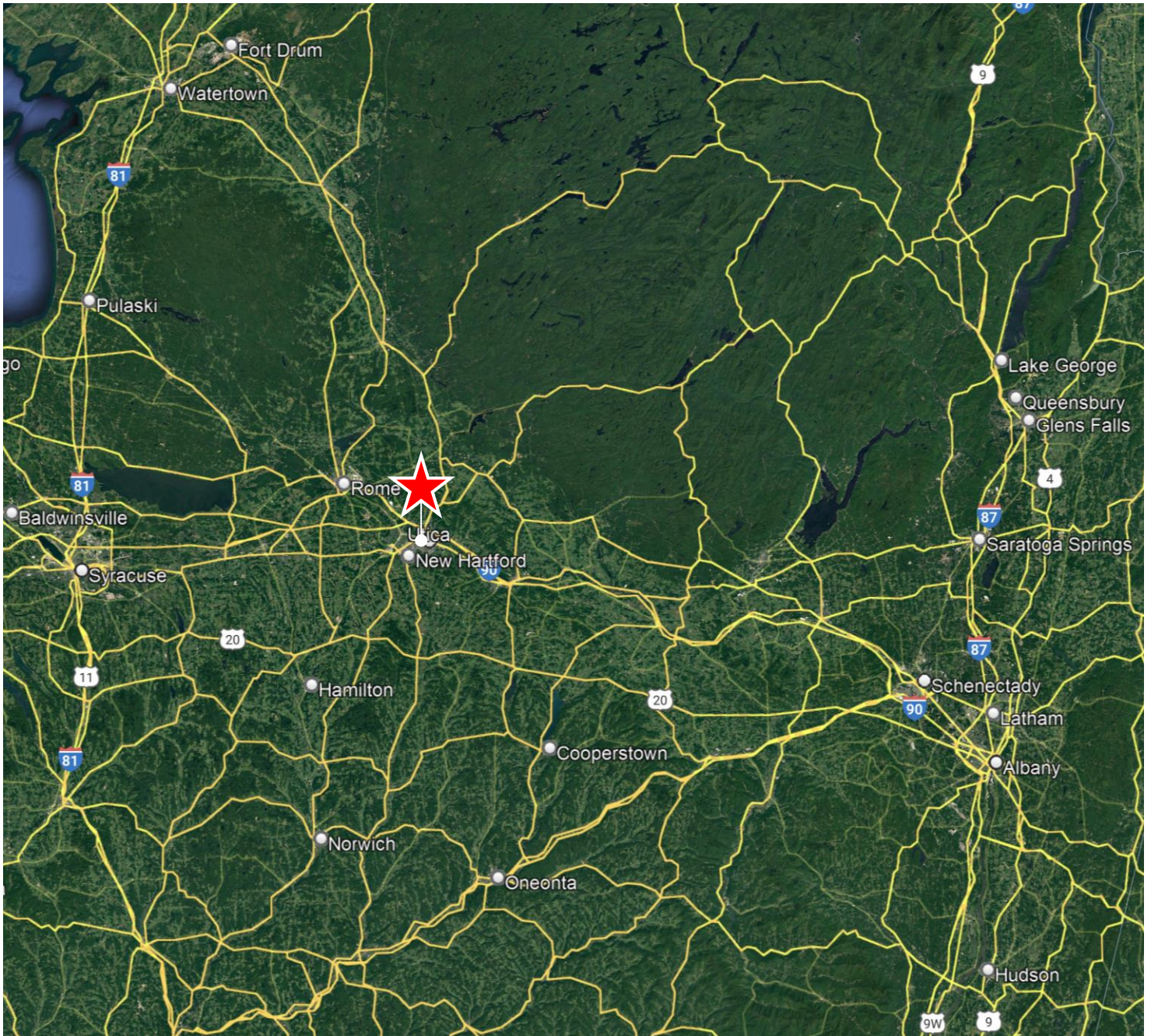




**First Floor Plan**







**Driving Distance to Local Destinations**

Rome	20 minutes/17.2 miles	Herkimer	21 minutes/16.0 miles
Oneida	32 minutes/27.1 miles	Syracuse	54 minutes/54.6 miles
Albany	89 minutes/96.0 miles		

Source: Google Maps