


FOR SALE

555± SF BUILDING ON 0.60± ACRE SITE

Property Highlights

- On main east/west retail corridor in the city
- 200' of frontage
- Two (2) curb cuts
- Across from busy Stewart's Gas/Convenience Store
- Close to GPO Credit Union, Utica Tel Credit Union, and Adirondack Bank
- Great incomes in surrounding neighborhood
- Easy access to Route 8

Demographic	1 Mile	3 Miles	5 Miles
Population	9,629	66,252	104,562
Households	4,417	27,349	43,424
Average H.H. Income	\$98,536	\$81,635	\$80,150
Daytime Employees	8,965	43,183	65,077
Source: ESRI Business Analyst 2023			

Traffic Counts

Genesee Street	14,839 AADT
Source: NYS DOT 2022	

EXCLUSIVE CONTACT

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

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

5845 Widewaters Parkway, Suite 200
East Syracuse, New York 13057
+1 315 445 1030
pyramidbrokerage.com

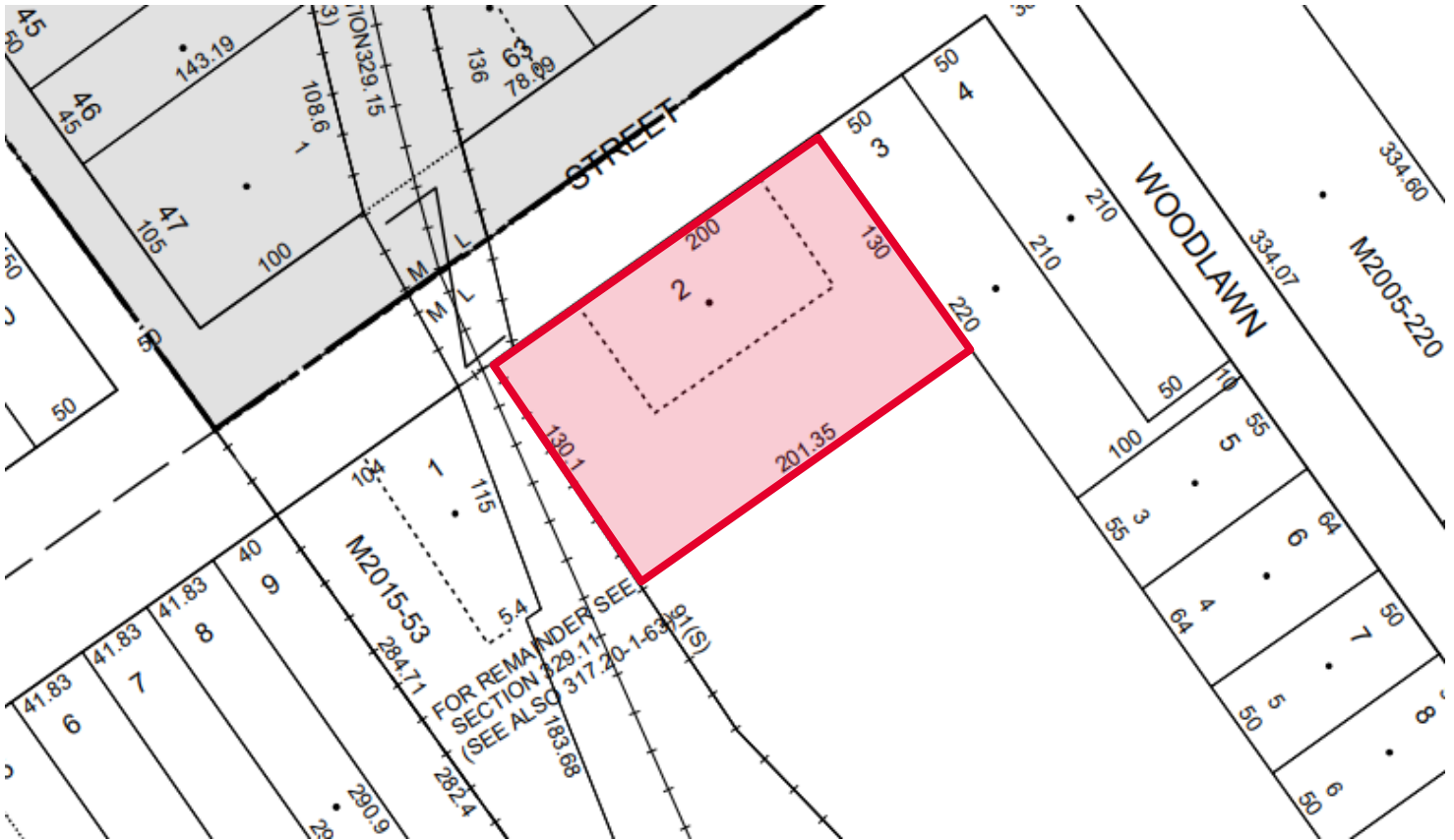


**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**2639 Genesee Street
Utica, New York 13501**



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.

