

BIG LOTS PLAZA FOR SALE

350 Leland Ave., Utica, New York



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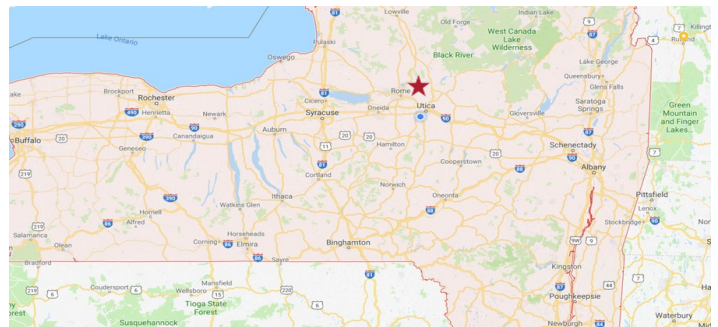
PROPERTY HIGHLIGHTS

This Big Lots anchored plaza is located in North Utica with visibility from NYS Thruway. Co-tenancy with Parkway Drugs, Charlie's Pizza and Spectrum Laundromat. 85% occupancy and shadow anchored by Burger King. Contact Dominic Pavia for more details.

KEY TENANTS

- Big Lots
- Parkway Drugs
- Burger King
- Charlie's Pizza

Dominic Pavia, President
Licensed Real Estate Broker
315.736.1555 x 300
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5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13221

PaviaRealEstate.com

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DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Population	60,495	92,691	145,650
Households	23,602	37,225	57,700
Average HH Income	\$46,775	\$56,723	\$65,737
Daytime Population	69,274	105,236	155,843



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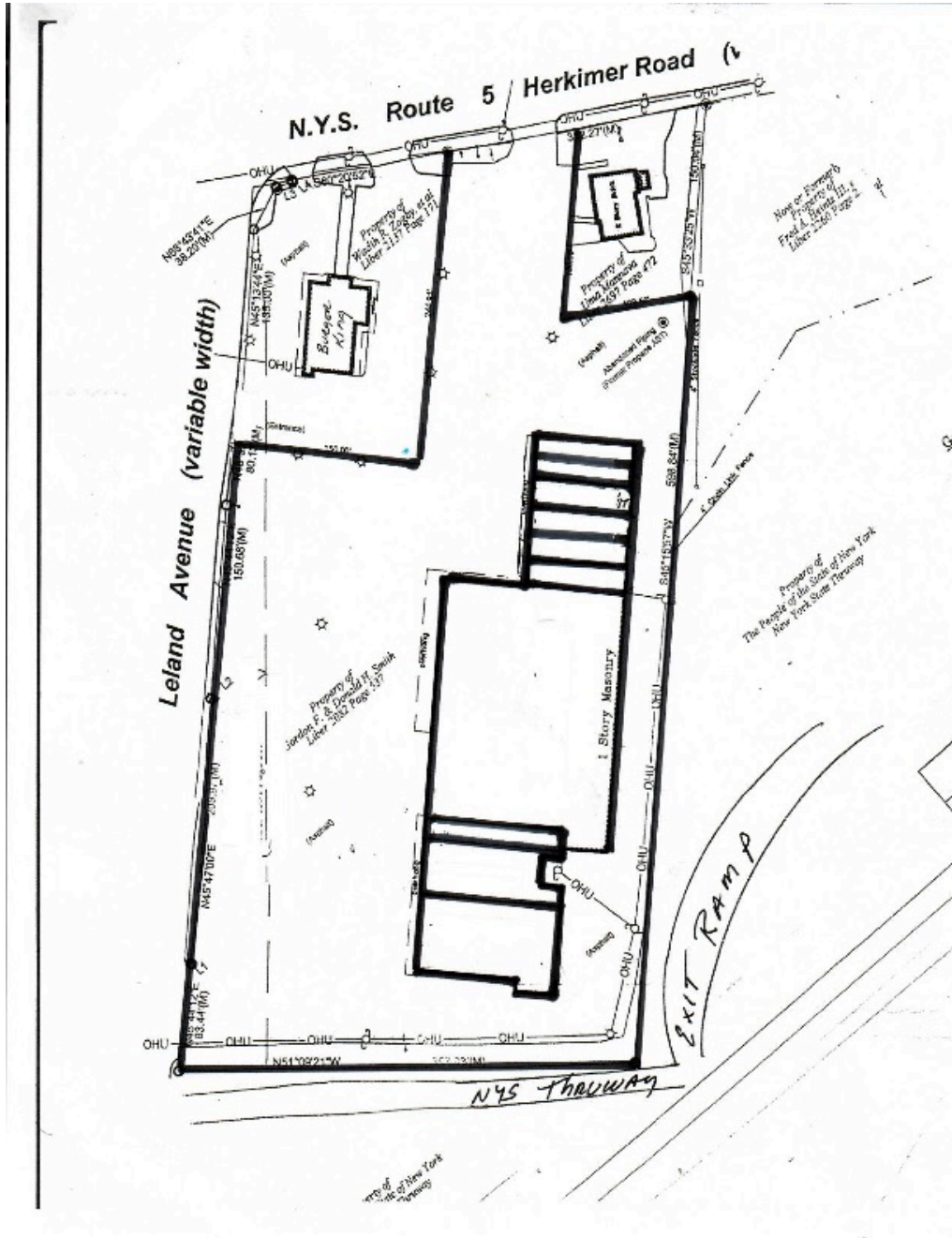
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Site Plan



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About the Area

Utica is a city in the Mohawk Valley and the county seat of Oneida County, New York. Located on the Mohawk River at the foot of the Adirondack Mountains, Utica is approximately 90 miles northwest of Albany and 45 miles east of Syracuse. Utica and the nearby city of Rome anchor the Utica-Rome Metropolitan Statistical Area, which comprises all of Oneida and Herkimer counties.

Griffiss International Airport in Rome primarily serves military and general aviation, and Syracuse Hancock International Airport and Albany International Airport provide regional, domestic, and international passenger air travel in the Utica–Rome Metropolitan Area.

Formerly a satellite campus of Syracuse University, Utica College is a four-year private liberal arts college. Established in 1904, St. Elizabeth College of Nursing partners with regional institutions to grant nursing degrees.

The annual 15-kilometre (9.3 mi), Boilermaker Road Race organized by the city in conjunction with the National Distance Running Hall of Fame, attracts runners from the region and around the world, including Kenya and Romania. The Children's Museum of Natural History, Science and Technology, next to Union Station, opened in 1963. In 2002, the museum partnered with NASA, featuring exhibits and events from the agency. The Munson-Williams Art Institute founded in 1919, features a PrattMWP program in cooperation with the Pratt Institute, and permanent collections and rotating exhibits.

Utica is home to the Utica Comets, a team affiliated with the National Hockey League's Vancouver Canucks. Formerly the Peoria Rivermen, the team moved to Utica and began playing in the American Hockey League during the 2013–14 season. The 3,815-seat Adirondack Bank Center, which opened in 1960, is home to the Comets and the Utica College Pioneers. The Utica Devils played in the AHL from 1987 to 1993. Beginning in 2018, the city will be home to Utica City FC, a professional indoor soccer that will play in the Major Arena Soccer League.



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Address:	350 Leland Ave.	Cross Street:	Herkimer Road
City:	Utica	Roof Type:	Flat
State:	New York	Zoning:	Community Commercial
Zip:	13502	FMV/Total Assessment:	\$ 1,834,722/\$1,321,000.00
County:	Oneida	RE Taxes:	\$ 1.48 SF
Tax ID:	307.18-1-4.2	CAM:	\$ 1.53 SF
Lease Type:	N/A	Space is Currently:	Vacant
Lease Price:	N/A	No. of Floors:	1
Sale Price:	\$3,010,455.33	Bldg. Total SF:	50,050 +/-
Year Built:	1975	Available SF:	50,050 +/-
Parking Spaces:	170 +/-	Retail:	50,050 +/-
Land Size/Dimensions:	4.7 +/- Acres	Office:	N/A
Electricity/Amps:	Yes	Warehouse:	N/A
Gas Type:	Natural Gas	Other:	N/A
HVAC:	Yes	Loading Facilities:	N/A
Elevator:	N/A	Ceiling Height:	N/A
Sprinkler:	Yes	Traffic Count:	12,334
Water:	Public	Sewer:	Public



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