

# FOR LEASE | RETAIL SPACE

350 Leland Avenue, Utica, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



## PROPERTY HIGHLIGHTS

Available Space: 1,900, 2,300, 3,500 or 7,050 End Cap  $\pm$  SF Available

Lease Price: \$8.00-\$12.00

Lease Type: NNN

CAM/INS/Taxes: \$3.25  $\pm$  SF

**Comments:** Co-tenancy with Big Lots, Burger King, It's a Utica Thing Kitchen & Bar and Parkway Drugs. End-cap visibility from NYS Thruway Exit 31 with 107,000  $\pm$  AADT. Located at intersection of Route 5 (Herkimer Road) and Leland Avenue.

**READY TO MAKE A DEAL? CLICK HERE NOW!**



**Dominic Pavia, President**  
Licensed Real Estate Broker  
315.736.1555 x300 Office  
[Dpavia@PaviaRealEstate.com](mailto:Dpavia@PaviaRealEstate.com)



**Kevin Valenti**  
Licensed Associate Real Estate Broker  
315.736.1555 x 303  
[kvalenti@PaviaRealEstate.com](mailto:kvalenti@PaviaRealEstate.com)



5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
Syracuse, New York 13212

[PaviaRealEstate.com](http://PaviaRealEstate.com)  
MAIN: 315.736.1555



# FOR LEASE | RETAIL SPACE

350 Leland Avenue, Utica, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



## LATITUDE

43.04781

## LONGITUDE

-76.16775



## DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	58,577	90,361	116,766
Households	22,992	36,281	46,276
Median HH Income	\$34,647	\$42,643	\$49,268
Daytime Population	60,340	103,445	129,858
Businesses	1,864	3,093	3,985
Employees	33,916	54,033	69,039

SOURCE: ESRI Report 5/1/2021

## TRAFFIC COUNTS

Roadway	Volume Count
NYS Route 5 (Herkimer Road)	15,100 AADT



5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
Syracuse, New York 13221

PaviaRealEstate.com  
MAIN: 315.736.1555