

# 239 GENESEE STREET UTICA, NEW YORK 13501

RETAIL FOR SALE/LEASE

52,000± SF



## MAYRO BUILDING

### PROPERTY FEATURES

- Great downtown location on the corners of Union, Bank Place and Genesee Street
- On-site parking available with several surface lots in close proximity
- Well priced retail store fronts with motivated landlord
- Available spaces also an excellent option for low cost office with a convenient downtown location
- Property is located near State and City Office Buildings
- Excellent possibilities for loft apartments

### TRAFFIC COUNTS

GENESEE STREET: 8,807 AADT

Source: NYS DOT 2011

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
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ESTIMATED POPULATION	19,712	72,337	104,064
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EST. HOUSEHOLDS	7,877	28,677	42,495
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EST. AVG HOUSEHOLD INCOME	\$28,550	\$47,355	\$54,941
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EST. DAYTIME EMPLOYEES	10,324	29,945	45,334
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Source: ESRI Business Analyst 2012



For more information, please contact:

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Real Estate Salesperson

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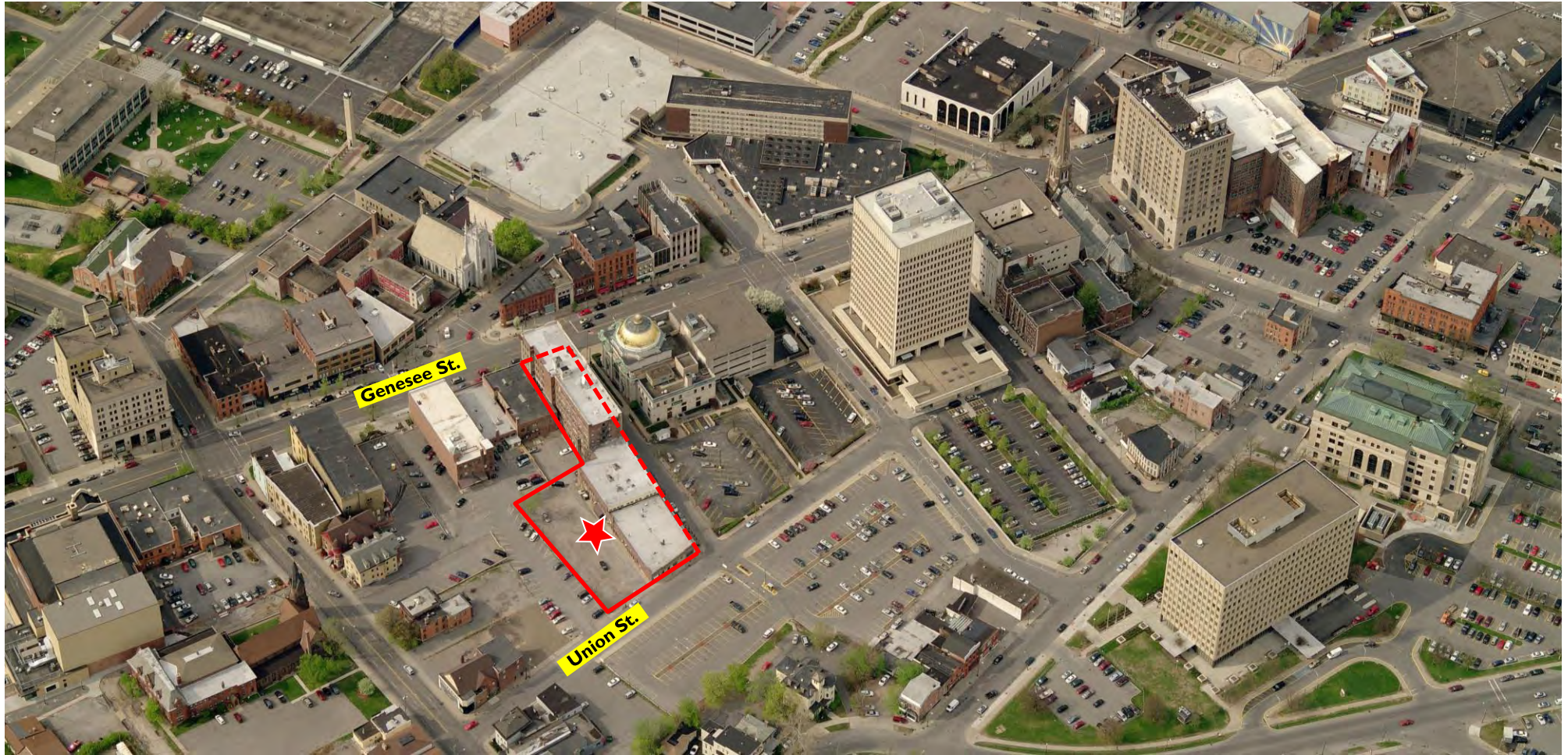
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LOCATION AERIAL – UTICA, NEW YORK

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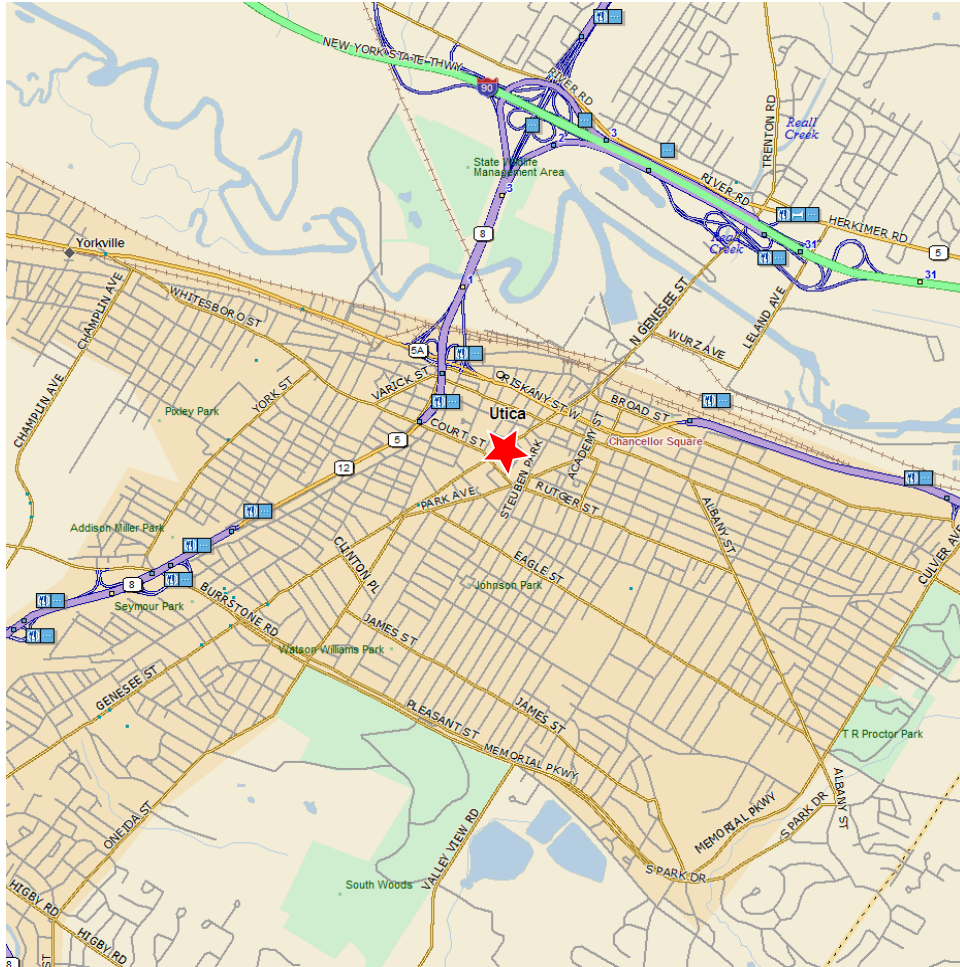
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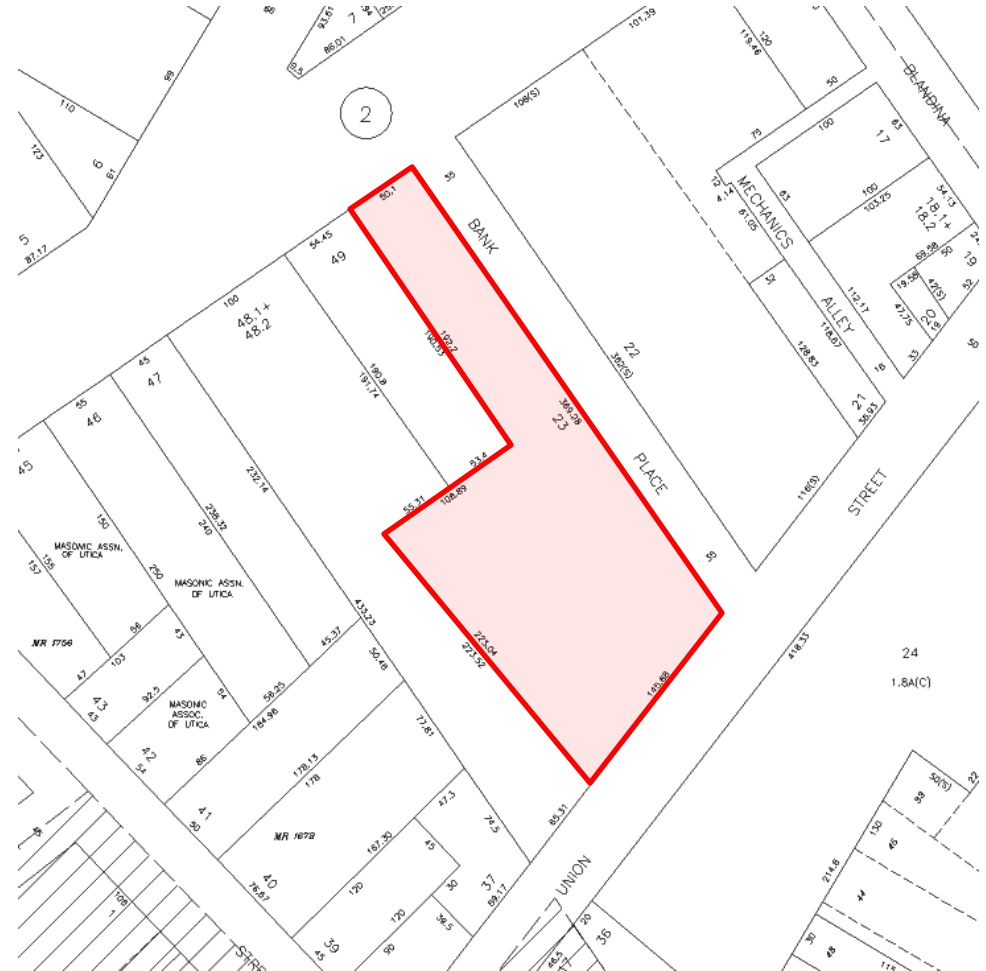
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LOCATION MAP – UTICA, NEW YORK



TAX MAP – UTICA, NEW YORK

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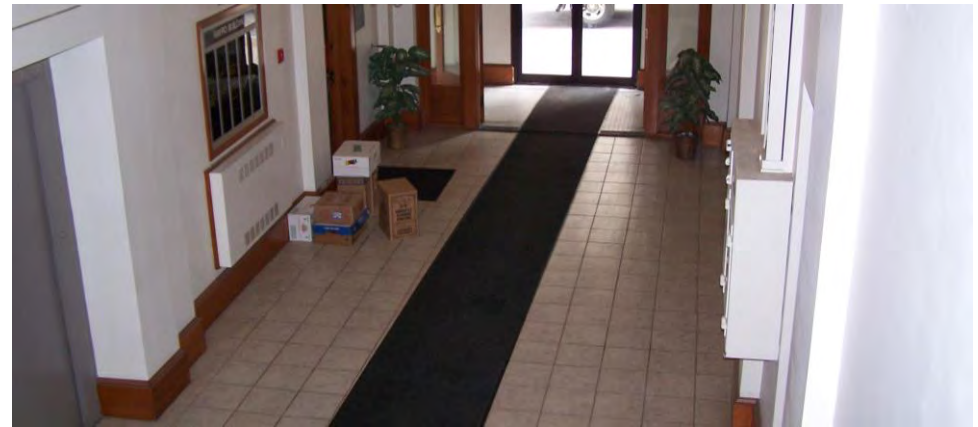
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