



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**1205 & 1213 Mohawk Street
Utica, New York 13501**



FOR SALE OR LEASE

COMMERCIAL LAND FOR SALE

Property Highlights

- 2.43± acre development opportunity on Mohawk Street in Utica
- Well-positioned along Mohawk Street corridor surrounded by national and local retailers, restaurants, and service providers
- Ideal for multifamily residential, retail, mixed-use, or other uses subject to City of Utica approvals
- Public water, sewer & utilities
- Property Zoned Residential-Mixed (RM)
- Contact listing agents with questions or to schedule a tour!

Demographic	1 Mile	3 Miles	5 Miles
Population	26,613	69,094	100,550
Households	10,057	27,929	42,249
Average H.H. Income	\$62,329	\$75,833	\$86,408
Daytime Employees	7,869	31,890	51,774
Source: ESRI Business Analyst 2026			

Traffic Counts

Mohawk Street	6,132 AADT
Eagle Street	4,833 AADT

Source: NYS DOT 2025

EXCLUSIVE CONTACT

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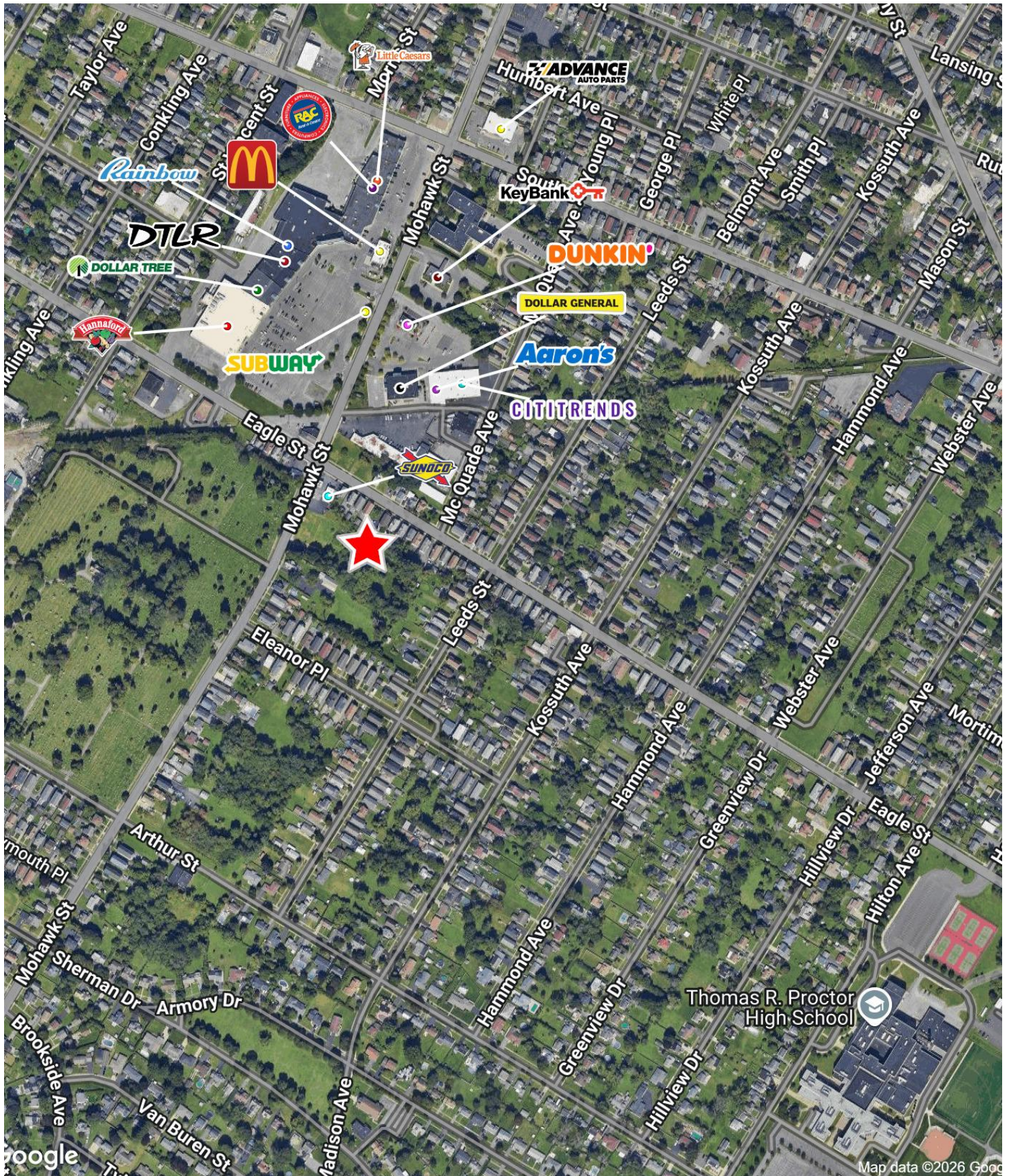


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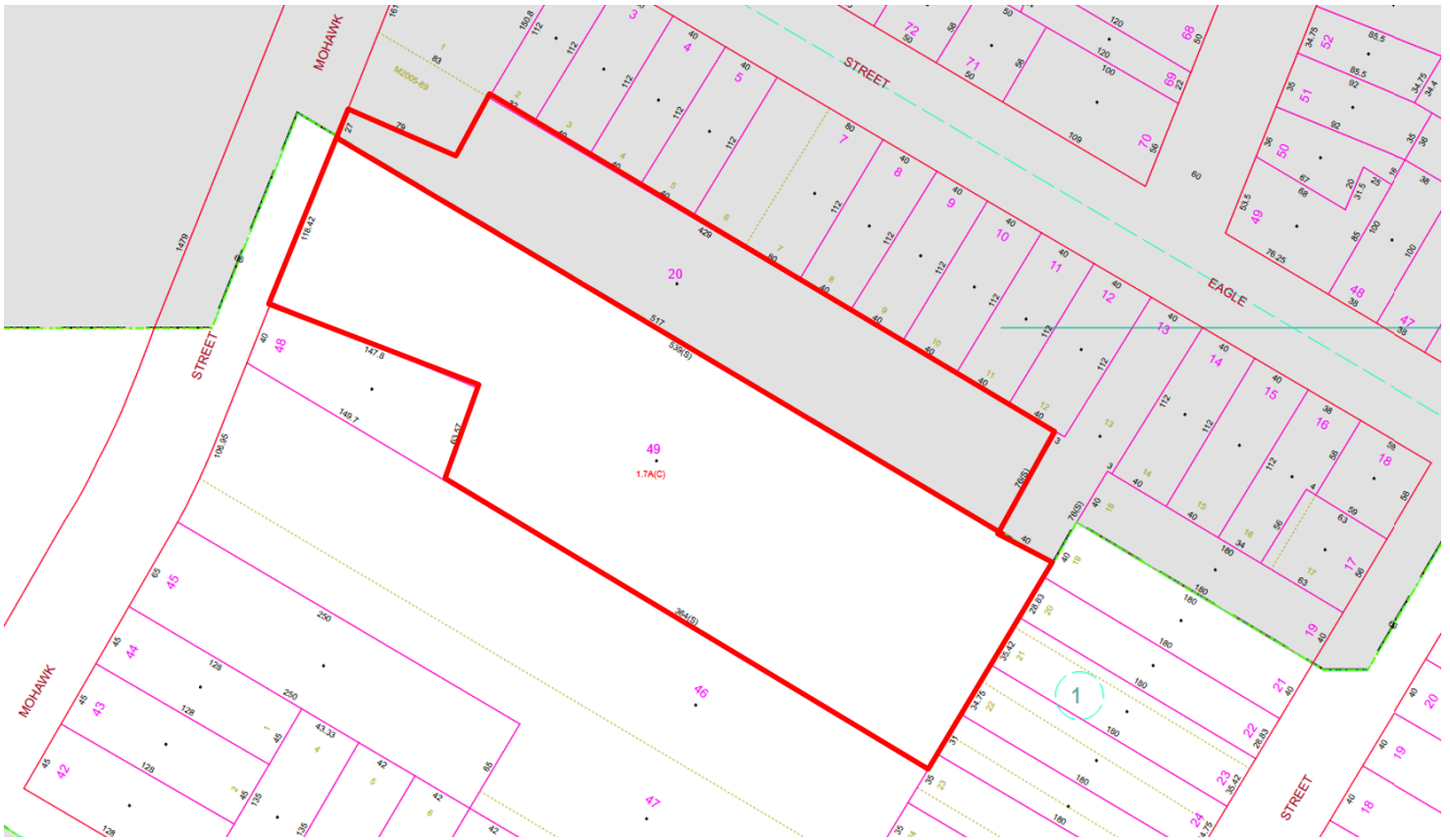


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