

FOR LEASE

# 50 Auert Avenue Utica, New York 13502



## 3,800± SF Retail For Lease

### Property Highlights

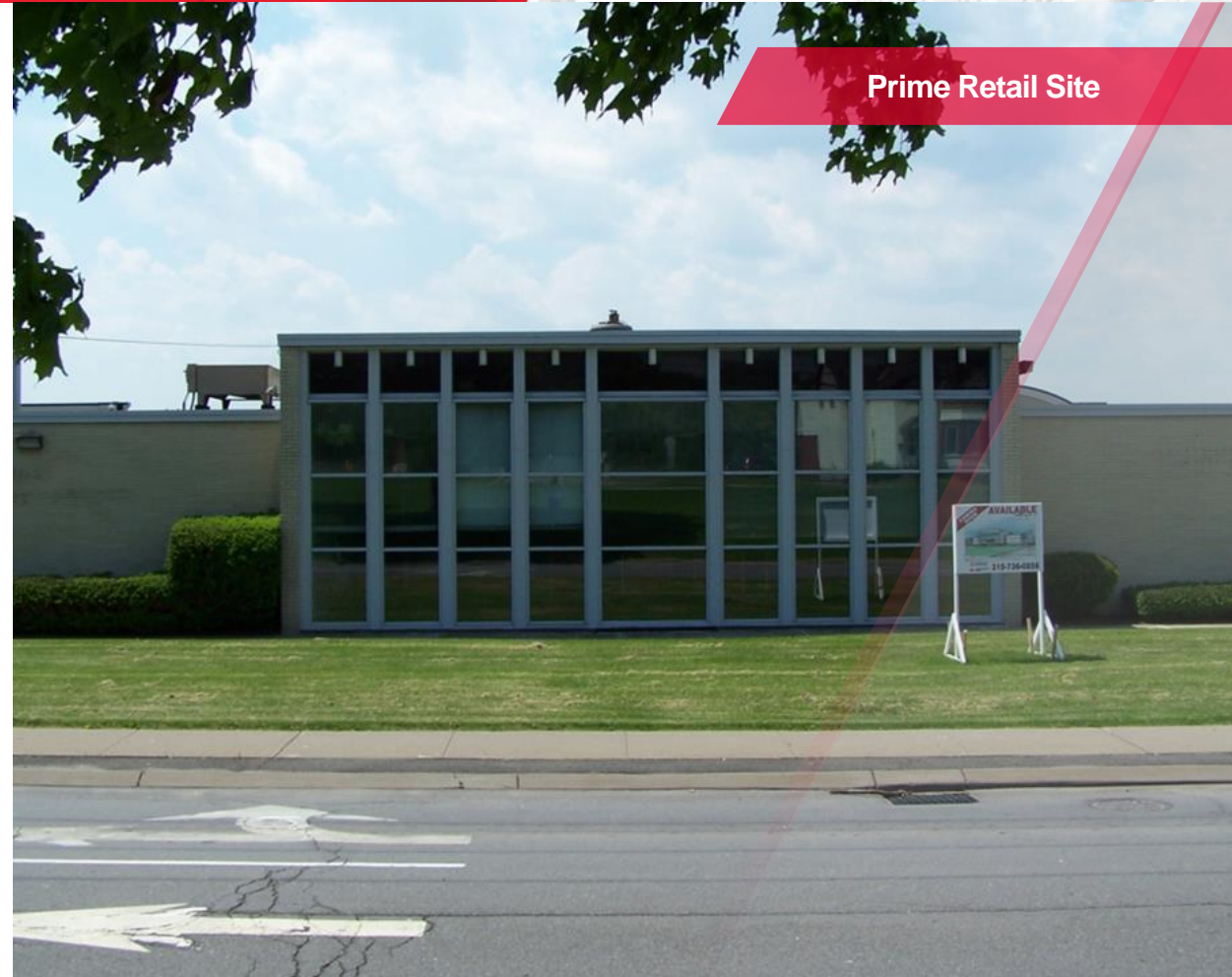
- Former Bank with Drive-Thru
- Excellent location in large shopping center
- Location ideal for bank, restaurant or other retail
- Could be also be converted to medical or dental location
- Located with a half mile of NYS Thruway entrance/exit

Demographic	1 Mile	3 Miles	5 Miles
Population	4,694	58,964	90,672
Households	2,147	23,147	36,573
Average H.H. Income	\$69,092	\$54,317	\$64,503
Daytime Employees	2,236	25,172	46,390

Source: ESRI Business Analyst 2021

Traffic Counts	
Auert Avenue	5,879 AADT
Leland Avenue	11,477 AADT

Source: NYS DOT 2019



Prime Retail Site

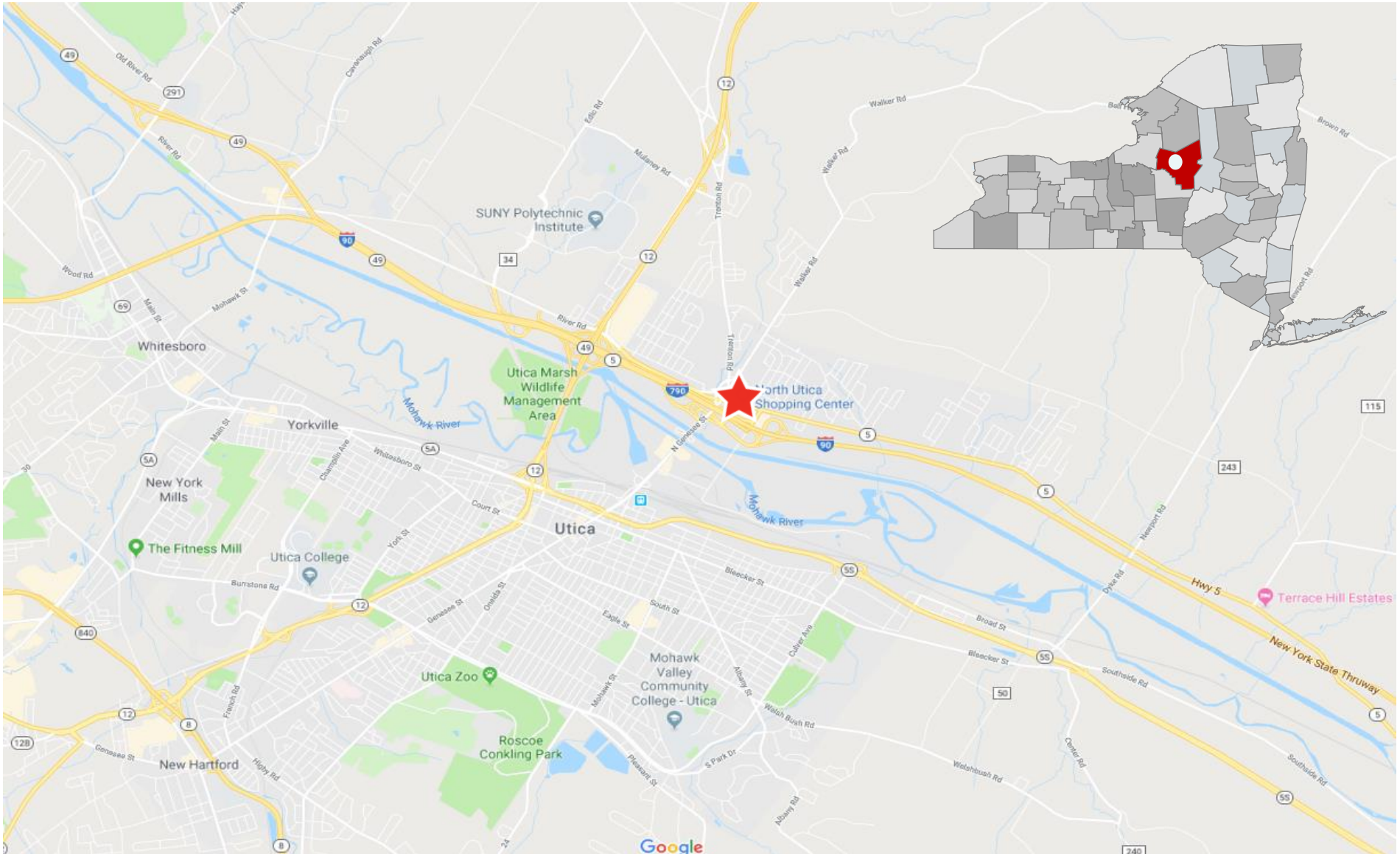
### Contact

**MICHAEL K. CONLEY**  
Real Estate Salesperson  
+1 315 269 0885  
mconley@pyramidbrokerage.com

587 Main Street, Suite 102  
New York Mills, New York 13417  
+1 315 736 0856  
pyramidbrokerage.com

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**50 Auert Avenue | Utica, New York**



Location Map – City of Utica

**FOR LEASE**

**50 Auert Avenue | Otis, New York**



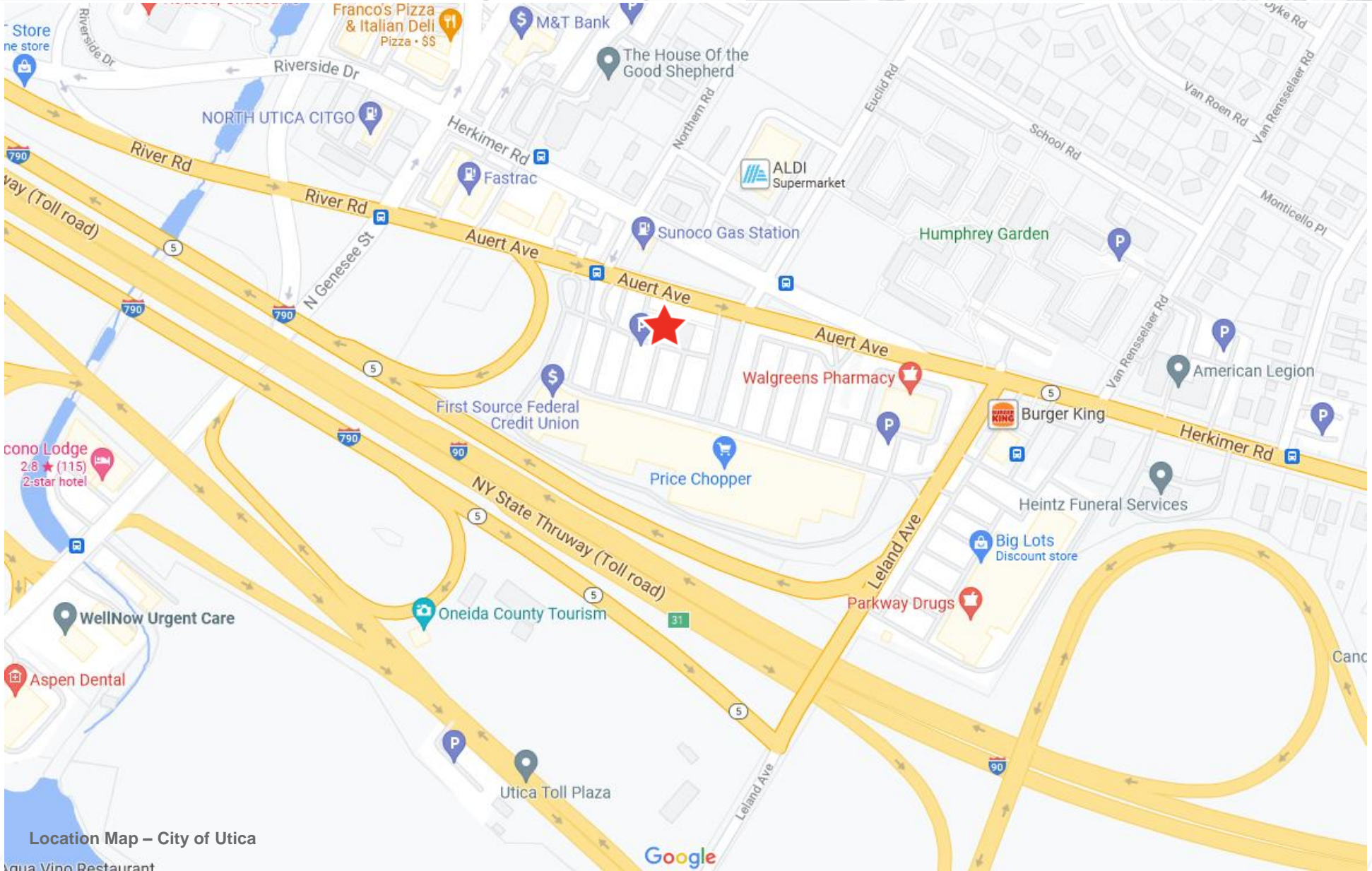
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**50 Auert Avenue | Utica, New York**



Location Map – City of Utica

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