

FOR SALE

1724 Genesee Street

Utica, New York 13502



Investment Opportunity

## 25,658± SF Investment Portfolio

### Property Highlights

- Multiple building assemblage with existing investment income and additional acreage for development
- A combined total of 25,658± SF on 6.58± acres
- Nearly an entire city block with high visibility from busy intersections
- Tenants include McDonald's, AMF Pin-O-Rama Bowling Alley, The Bagel Grove, and Tony's Pizzeria
- Full offering memorandum available upon request

Demographic	1 Mile	3 Miles	5 Miles
Population	20,564	76,010	106,737
Households	7,892	30,830	43,687
Average H.H. Income	\$54,284	\$64,949	\$70,276
Daytime Employees	374	2,877	3,849

Source: ESRI Business Analyst 2021

Traffic Counts	
Genesee Street	11,808 AADT
Burrstone Road	19,565 AADT

Source: NYS DOT 2019

### Contact

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Approximate plot lines subject to verification of survey.

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AMF Pin-O-Rama



McDonald's



Tony's Pizzeria



Bagel Grove