



PAVIA REAL ESTATE SERVICES

Commercial Real Estate Sales – Leasing – Consulting – Development - Management

FOR LEASE 514 Broad Street, Utica, New York



- 1,500 +/- SF BUILDING AVAILABLE
- OFFICE-RETAIL-GARAGE
- HIGH TRAFFIC & VISIBILITY
- EASY ACCESS TO ROUTE 5 & NYS THRUWAY
- ON-SITE PARKING
- AADT = 11,489

Demographics	5 Min Drive Time	10 Min Drive Time	15 Min Drive Time
Population	26,063	92,117	127,859
Households	10,557	36,378	50,936
Average HH Income	\$34,143	\$54,680	\$64,316

Contact: John Jweid
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Pavia Real Estate Services | 5 Oxford Road | New Hartford, NY 13413 | www.paviarealestate.com

All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal without notice



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