

NORTH UTICA SHOPPING CENTER | FOR LEASE

50 Auert Ave., Utica, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



PROPERTY HIGHLIGHTS

Available Space: 1,500 – 4,000 ± SF (4,000 SF former Dental Clinic space)

Parking Spaces: 600 ±

Sprinkler: 100 %

Lease Price: \$16.00 SF NNN

CAM/INS/Taxes: \$3.61

Comments: North Utica Shopping Center is a neighborhood Center anchored by Price Chopper, Dollar Tree and Walgreens. Situated within close proximity to NYS Thruway Exit 31. Great mix of essential retailers, national and regional stores and locally owned businesses. Prime built out medical space and Out Parcel available.



Patrick V. Agen

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5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13221

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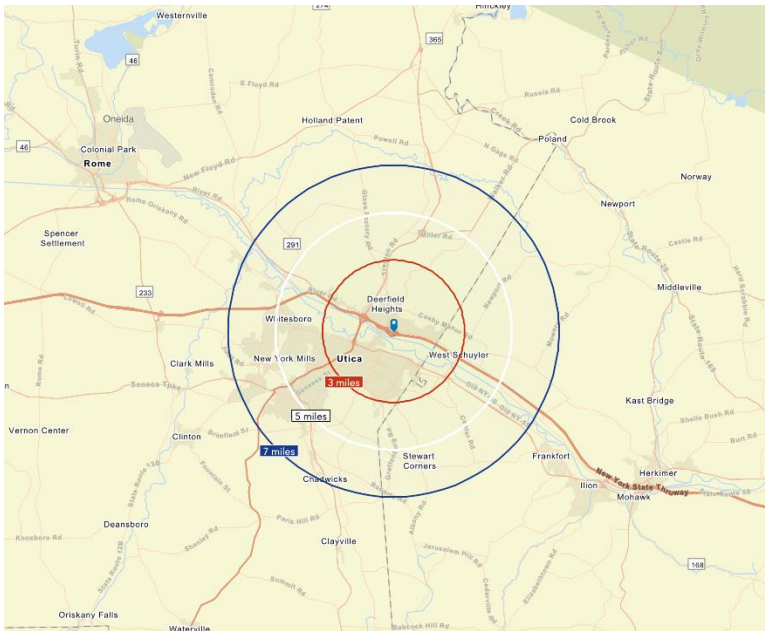


LATITUDE

43.04781

LONGITUDE

-76.16775



DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	60,009	91,817	117,143
Households	23,382	38,832	46,141
Median HH Income	\$32,752	\$39,829	\$45,179
Daytime Population	68,740	103,445	129,858
Businesses	1,864	3,093	3,985
Employees	33,916	54,033	69,039

SOURCE: ESRI Report 3/20/2025

TRAFFIC COUNTS

Roadway	Volume Count
NYS Route 5 (Herkimer Road)	15,100 AADT



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