



PROPERTY FEATURES

- Retail Site on 1.1± acres along highly desirable Commercial Drive
- Surrounded by the area's largest retailers
- High traffic and visibility
- Located on one of the most sought-after retail corridors in New Hartford/Utica area

CONTACT EXCLUSIVE AGENT:

Barton K. Feinberg

Associate Broker

(M) 315.447.8668

bfeinberg@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100 Syracuse, New York 13204 315.424.1111

www.suttoncos.com





DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
Population	16,326	90,612	146,106
Households	7,354	37,405	57,692
Average Household Income	\$69,709	\$65,305	\$58,985
Total Businesses	1,369	5,038	6,614
Total Employees	29,298	56,788	76,955
Daytime Population	62,840	119,761	144,076

Source: ESRI 2023

TRAFFIC COUNTS

• Commercial Drive—24,163 AADT

Source: NYSDOT

CONTACT EXCLUSIVE AGENT:

Barton K. Feinberg

Associate Broker

(M) 315.447.8668

bfeinberg@suttoncos.com

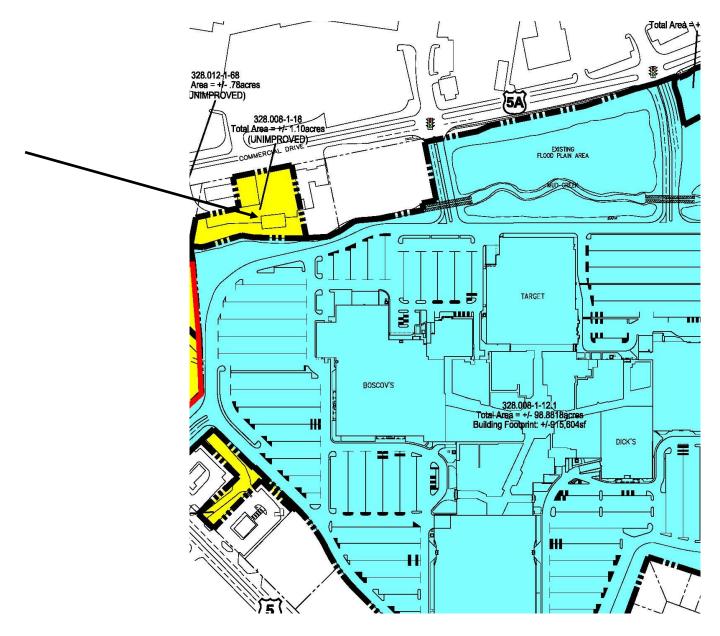
SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100 Syracuse, New York 13204 315.424.1111

www.suttoncos.com

All information contained herein is from sources deemed reliable and is submitted subjected to errors, omissions, changes in price or other conditions, prior sale, leasing without notice. Principals should not rely solely upon the information contained herein.





CONTACT EXCLUSIVE AGENT:

Barton K. Feinberg

Associate Broker

(M) 315.447.8668

bfeinberg@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100 Syracuse, New York 13204 315.424.1111 www.suttoncos.com

All information contained herein is from sources deemed reliable and is submitted subjected to errors, omissions, changes in price or other conditions, prior sale, leasing without notice. Principals should not rely solely upon the information contained herein.