



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:

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SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

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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

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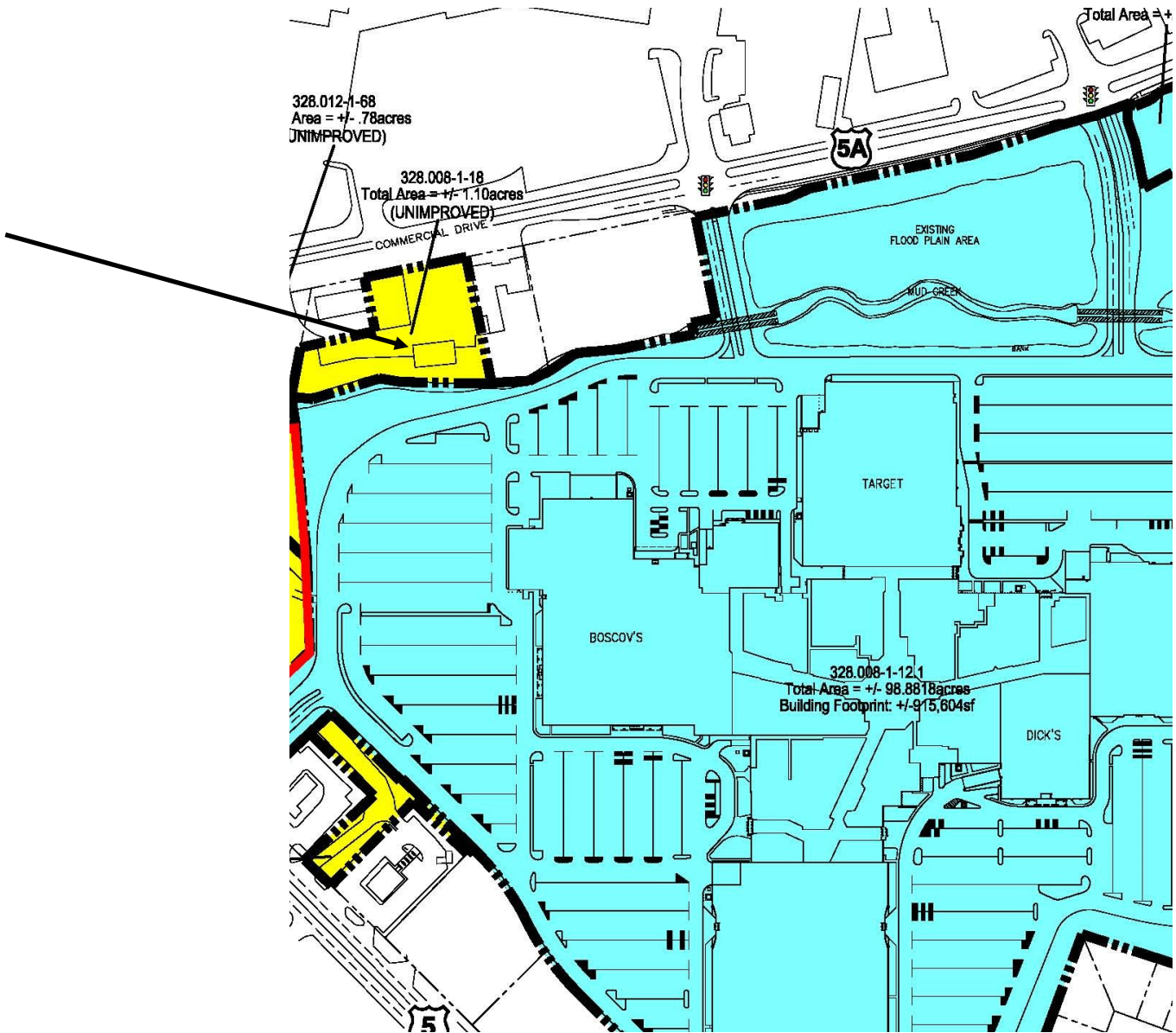
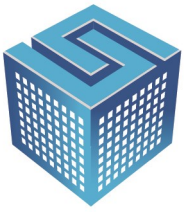
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