

FOR SALE

227 Oriskany Street West
Utica, NY 13502

33,976 ± SF Redevelopment Site

Property Highlights

- Redevelopment opportunity at the corner of Oriskany Street West (Route 5S) and Broadway.
- Located across from the Utica Auditorium and in great proximity to the proposed new \$480M, 9 story, 373 bed, 672,000 square foot hospital campus for Mohawk Valley Health System.
- Ideal location for Medical, Office, or Retail.
- Additional land may be available.
- Please contact Jeffrey D'Amore at (315) 725-3510 for more information or tours.

Demographic	1 Miles	3 Miles	5 Miles
Population	14,276	71,840	104,466
Households	5,888	28,181	42,285
Average Income	\$24,493	\$60,470	\$73,824
Daytime Employees	15,526	45,479	65,477
Source	ESRI Business Analyst Online		

Traffic Counts

Oriskany Blvd.	23,196 AADT 2015
Source	NYS Traffic Data

REDEVELOPMENT SITE



For more information, please contact:

Jeffrey D'Amore
Associate Real Estate Broker
315.725.3510
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New York Mills, New York 13417
phone: +1 315 736 0856

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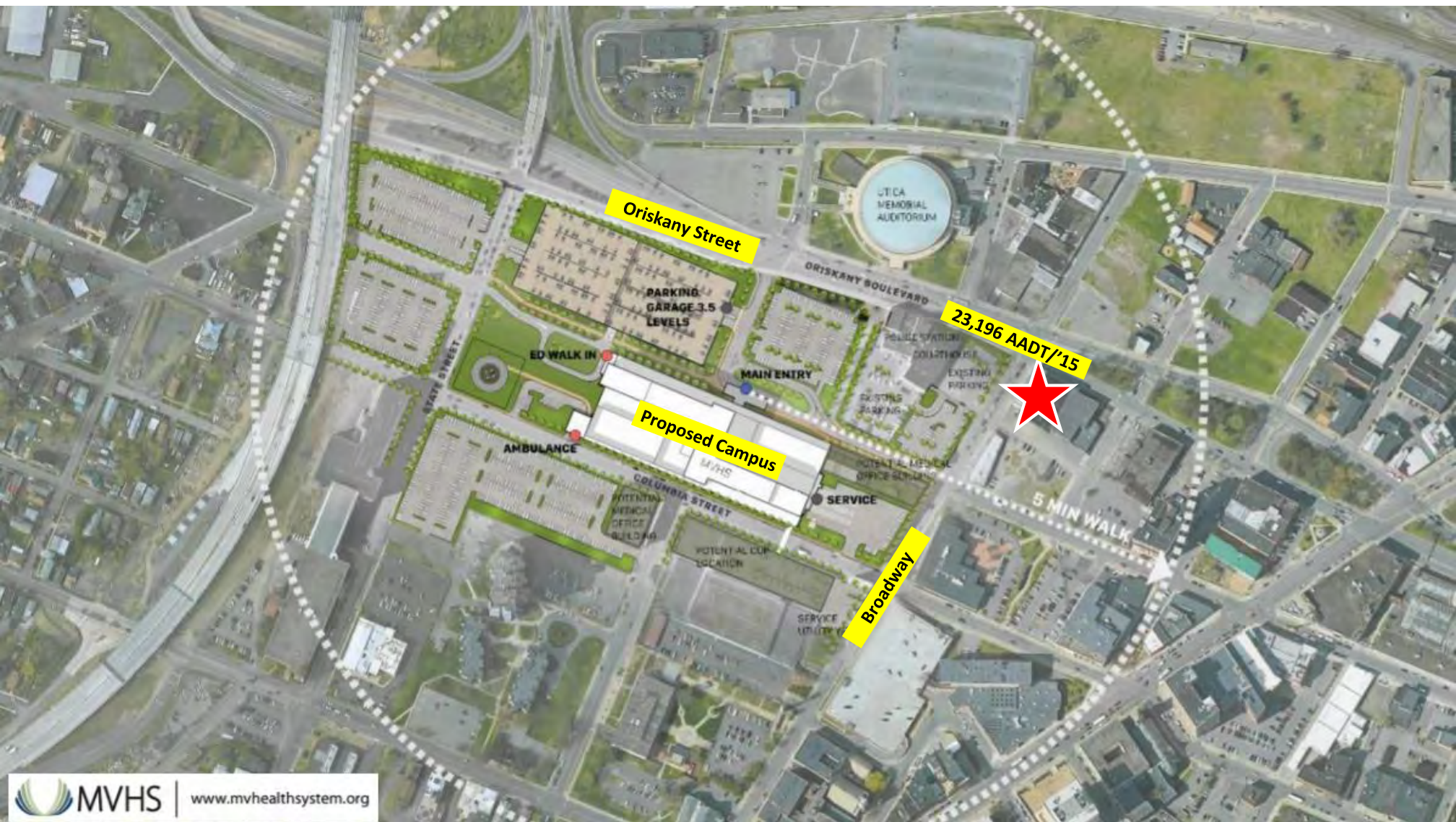


All Plot Lines Subject to Verification of Survey

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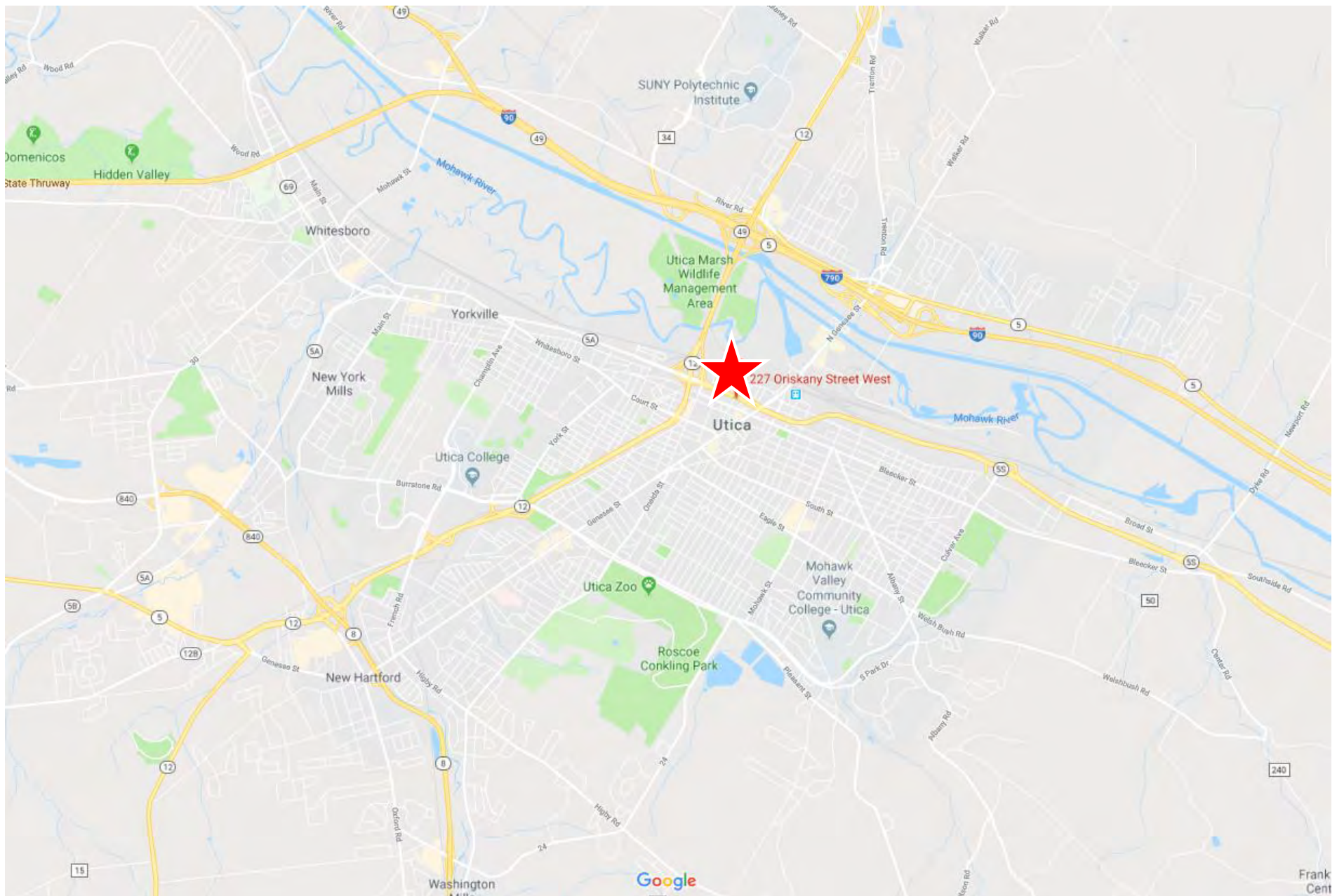


Artist Rendering of New Campus with View Along Broadway

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THE CITY OF UTICA
"POLICE STATION"



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Pyramid Brokerage
Company

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