

# LAKE SIDE

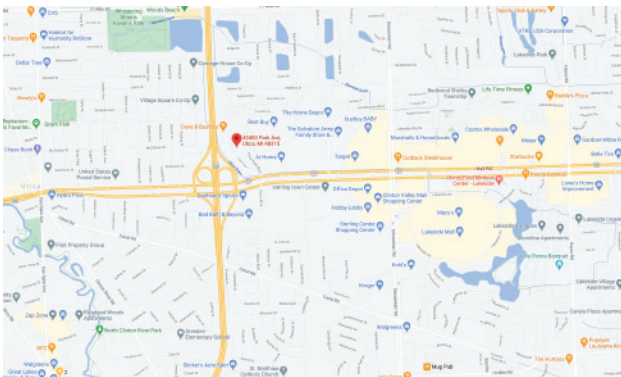


## PILOT PROPERTY GROUP

**RED OX TAVERN**  
45400 PARK AVENUE, UTICA 48315

### PROPERTY OVERVIEW:

Amazing Visibility of M53  
Turn Key Building  
Well equipped and cared for



Property Type: ..... Retail/Office/Medical  
Cross Streets: ..... M53 and Hall Road  
Total Square Footage: ..... 9,678  
Minimum Sq. Ft. Available: ... 9,678  
Maximum Sq. Ft. Available: ... 9,678  
Sale Price: ..... \$1,895,000  
Lot Size: ..... 1.98 Acres  
Year Built: ..... 1998  
Zoning: ..... MXD (Mixed Use District)  
Grade Level Doors: ..... 1 Grade Level Delivery  
Parking Spaces: ..... 126  
Property Taxes: ..... \$38,459

### AGENT CONTACT INFO

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## DEMOGRAPHICS - 2020 ESTIMATE

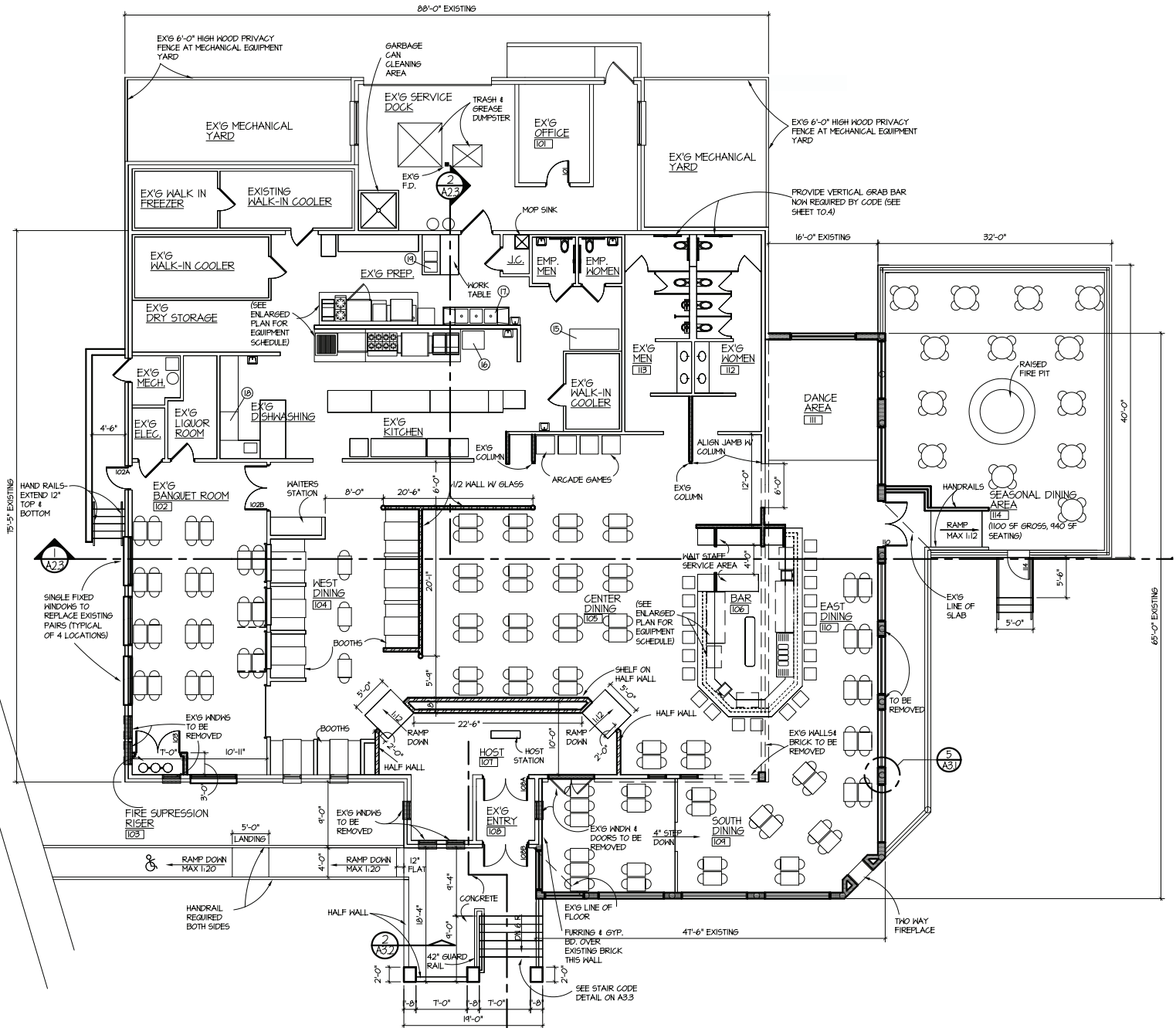
Radius	1 Mile	3 Mile	5 Mile
Population	10,704	97,940	242,494
Households	4,390	40,537	94,888
Household Income	\$78,915	\$80,282	\$90,438

## DAYTIME EMPLOYMENT REPORT

Total Businesses	429
Number of Employees	5,182

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## FLOOR PLAN



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