

789 SF MULTI-USE SPACE FOR LEASE

83 Genesee Street

AUBURN, NY 13021



AVAILABLE OPPORTUNITY

- » 789 SF multi-use space for lease
- » \$1200 per month with 5% annual increases plus electric (water & trash included)

PROPERTY HIGHLIGHTS

- » Multiple potential uses including office, retail and service oriented with open floor plan and private restroom
- » Excellent location just off South Street near Arterial Highway East in vibrant downtown Auburn, walking distance to Wegmans, area restaurants & hotels
- » Situated in the historic Lattimore Hall building offering a mix of both commercial and residential space, including student housing for Cayuga Community College & 89 studio apartments
- » Easy access to building with street level entrance offering great natural lighting
- » Ample on street parking & signage available
- » Just 1.6 miles from Cayuga Community College



FOR MORE INFORMATION, PLEASE CONTACT:



GINA SPENO
Licensed Real Estate Salesperson
(315) 374-6664 (c)
Gina@VentureBrokerageGroup.com

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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83 Genesee Street

The logo for Venture Brokerage Group features a stylized 'V' composed of two overlapping shapes, one dark blue and one light blue, positioned above the company name. The word 'VENTURE' is in a large, bold, dark blue sans-serif font, and 'BROKERAGE GROUP' is in a smaller, dark blue sans-serif font below it.

Map Labels:

- Streets and Traffic Volume (VPD):**
 - STATE ST 4,256 VPD
 - NORTH ST 12,949 VPD
 - GRANT AVE 25,143 VPD
 - AERTERIAL E 21,422 VPD
 - E GENESEE ST 11,763 VPD
 - AERTERIAL W 21,064 VPD
 - SOUTH ST 11,152 VPD
- Businesses and Landmarks:**
 - Marshall's, SUBWAY, DUNN TIRE, H&R BLOCK, Thrifty Shopper, ALDI, Abby's, GameStop, planet fitness, Applebee's, Burger King, DOLLAR TREE, Hallmark, Spectrum, SHERWIN-WILLIAMS, five BE*W, SALLY BEAUTY, FAMOUS footwear, MOE'S, Harbor Freight, AUBURN COMMUNITY HOSPITAL, O'Reilly AUTO PARTS, MONRO, Valvoline, Walgreens, Dunkin' Donuts, Kinney Drugs, Domino's, Hilton Garden Inn, EMPower, PRISON CITY BREWING, THE UPS STORE, Days Inn BY WYNDHAM, Wegmans, Mavis Tire, AT&T, RITE AID, JACO BELL, TOYOTA, Starbucks, cricket.
- Other Labels:**
 - 38, 34, 5
 - AUBURN POLICE DEPARTMENT
 - CTB
 - Little Circuits
 - Parlos
 - Kinney Drugs
 - Domino's
 - Holiday Inn
 - EMPOWER
 - PRISON CITY BREWING
 - THE UPS STORE
 - Days Inn BY WYNDHAM
 - Wegmans
 - Mavis Tire
 - Kinney Drugs
- Site:** A red square labeled "SITE" is located near the intersection of North St and South St, adjacent to the Auburn Police Department.

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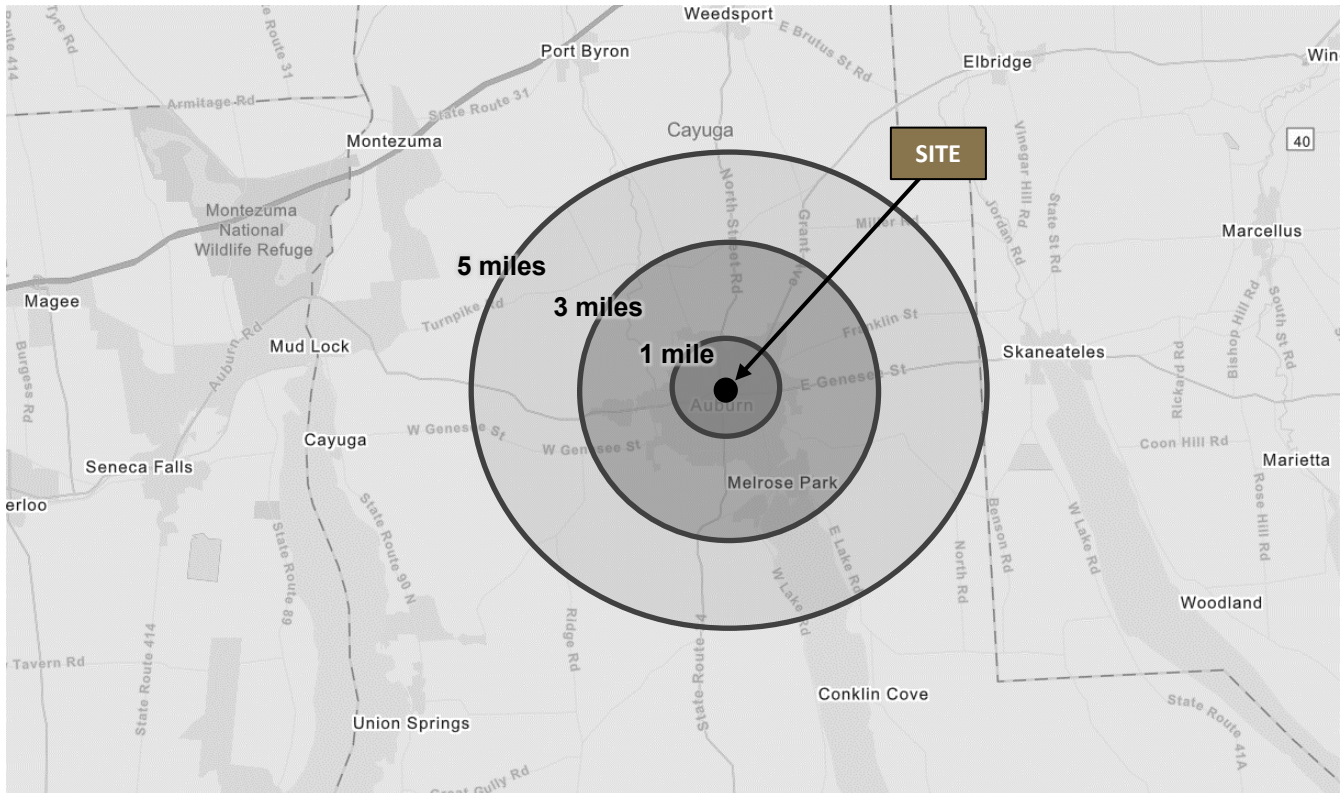
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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	13,363	31,765	36,091
Daytime Population	14,200	34,603	38,732
Households	5,488	13,895	15,610
Average Household Income	\$40,947	\$54,238	\$57,978



1,369
Businesses



20,856
Employees



\$130,214
Median Home Value



41.9
Median Age

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