

FOR LEASE



FORMER JOHN DEERE STORE

809 East Genesee Street, Chittenango, NY 13037



Lease Rate	\$10.00 SF/YR NNN
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OFFERING SUMMARY

Building Size:	7,480 SF
Lot Size:	1.6 Acres
Zoning:	Light Industrial (LI)
Traffic Count:	10,341 AADT
Taxes:	\$13,394

PROPERTY OVERVIEW

Discover the perfect location for your business at 809 East Genesee Street in Chittenango, NY. This striking property offers modern, well-appointed retail showroom and service space. With ample parking, clear wide wide-open construction, and customizable floor plans, it's effortless to tailor the space to meet your unique business needs. Our property boasts Two drive-in doors: One 16' in the rear of building, One 14' on east side of front showroom section.

Three interior sections include a Showroom and offices, breakroom, RR and storage, A Parts section that could be used for storage and/or other uses and an open garage/work area with office, storage, and restroom. The exterior of the property includes covered storage and an additional 780 SF Shed for additional efficiency. Experience the convenience of nearby amenities while enjoying a peaceful, professional setting for your business.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	114	287	882
Total Population	264	665	2,081
Average HH Income	\$100,804	\$102,578	\$102,602

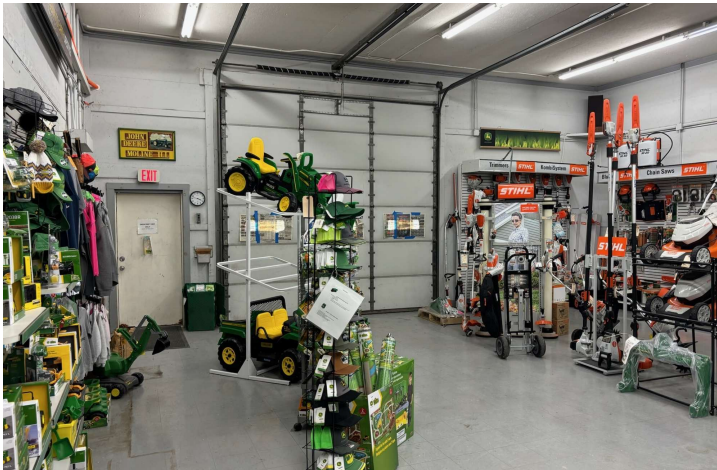
DAVIS YOHE
315.329.1328
davis@c21bridgeway.com

**CENTURY 21
COMMERCIAL.**
Bridgeway Realty



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PROPERTY HIGHLIGHTS

- Prime location on East Genesee Street
- 10,341 AADT
- Modern and well-maintained commercial building
- Ample parking for tenants and visitors
- Versatile space suitable for various businesses
- High visibility with prominent signage opportunities
- Professional management and responsive maintenance team
- Flexible lease terms and competitive pricing
- Convenient access to major transportation routes
- Proximity to local amenities and business services

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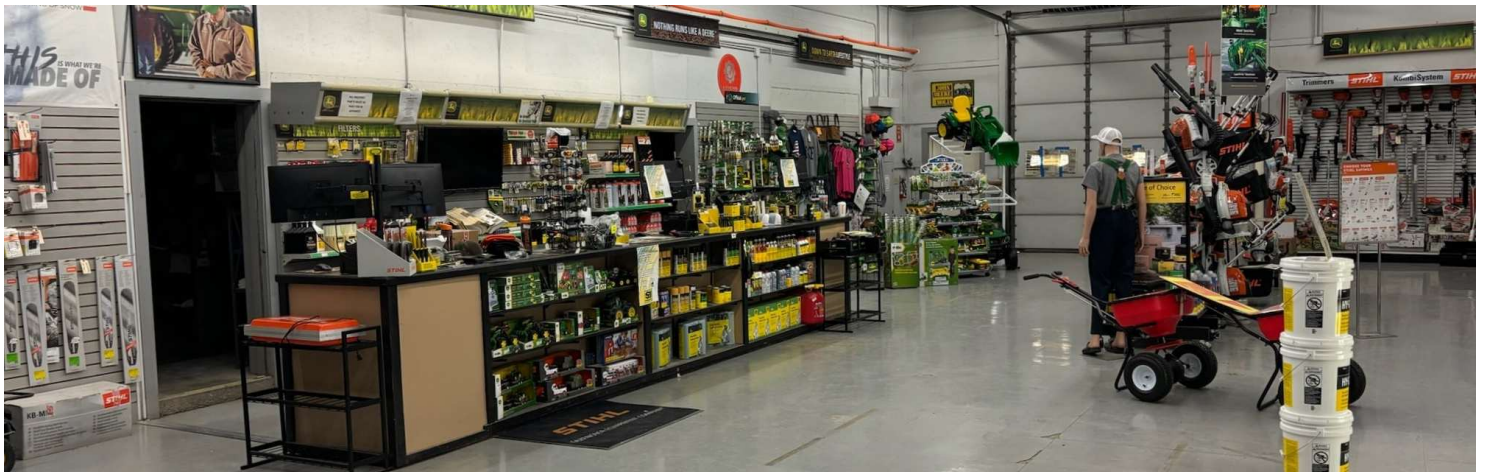
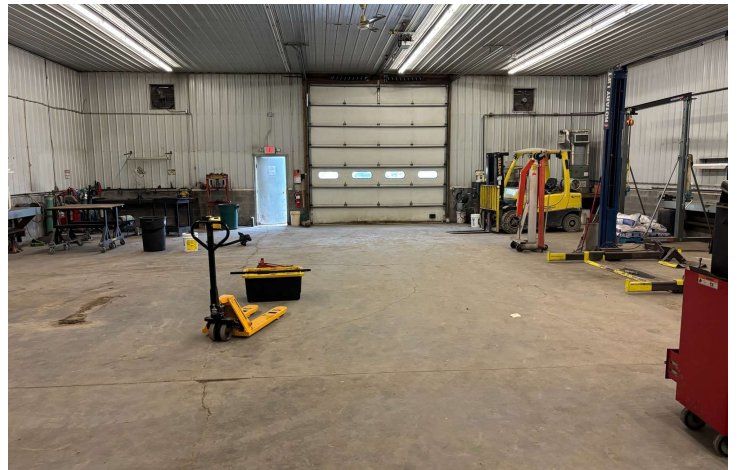
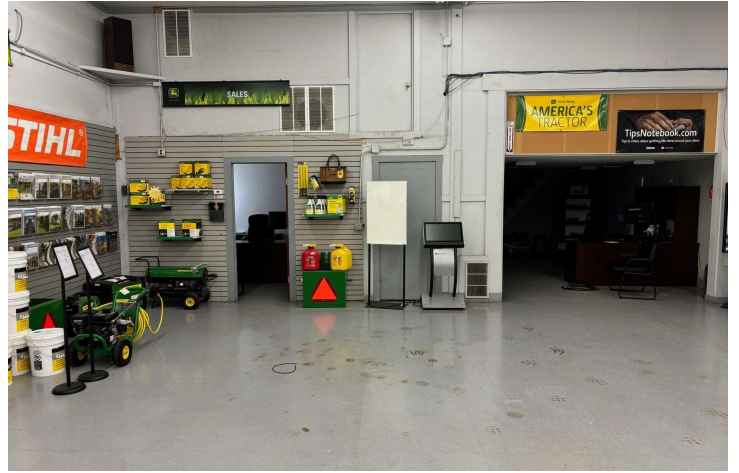
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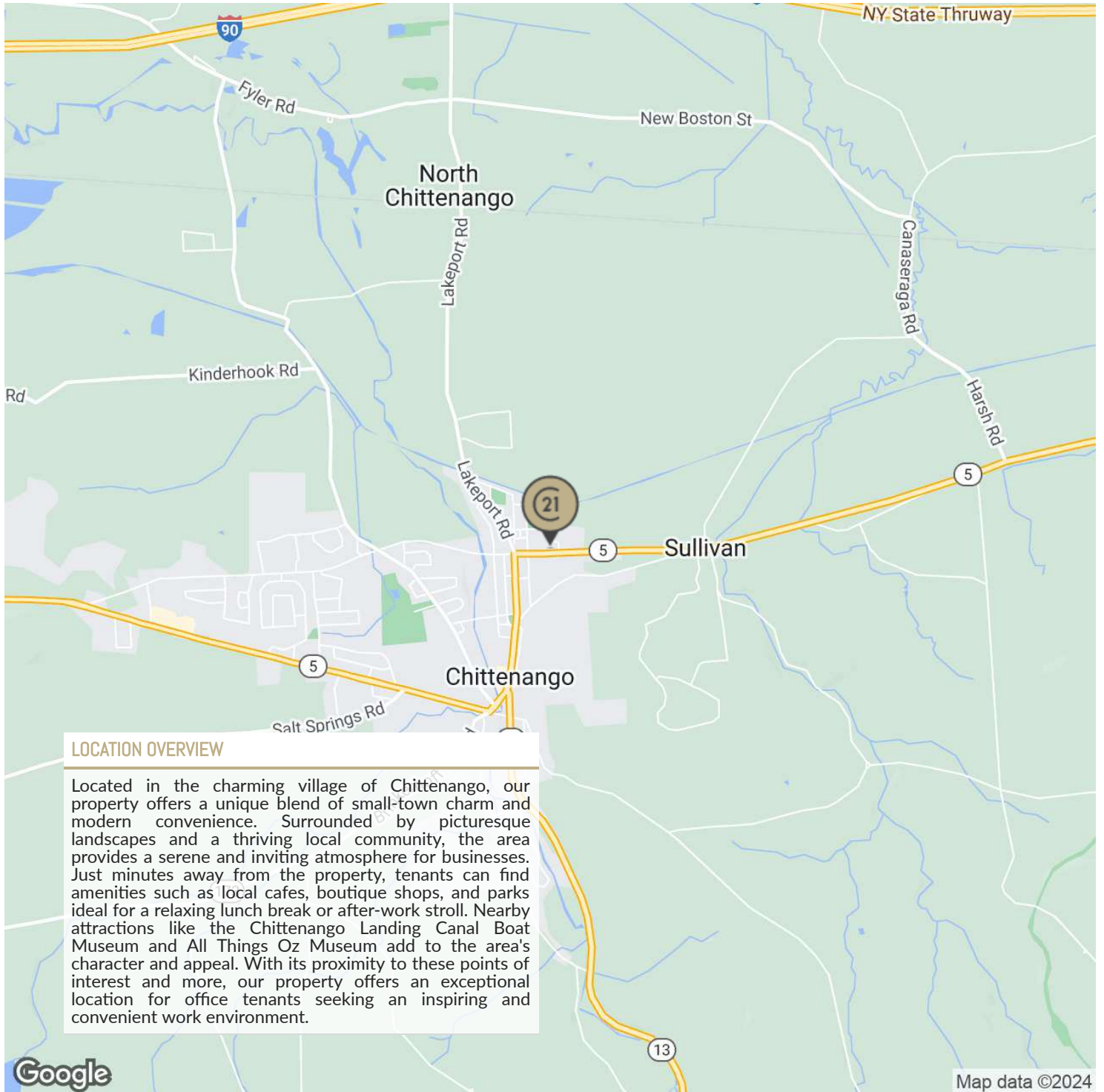
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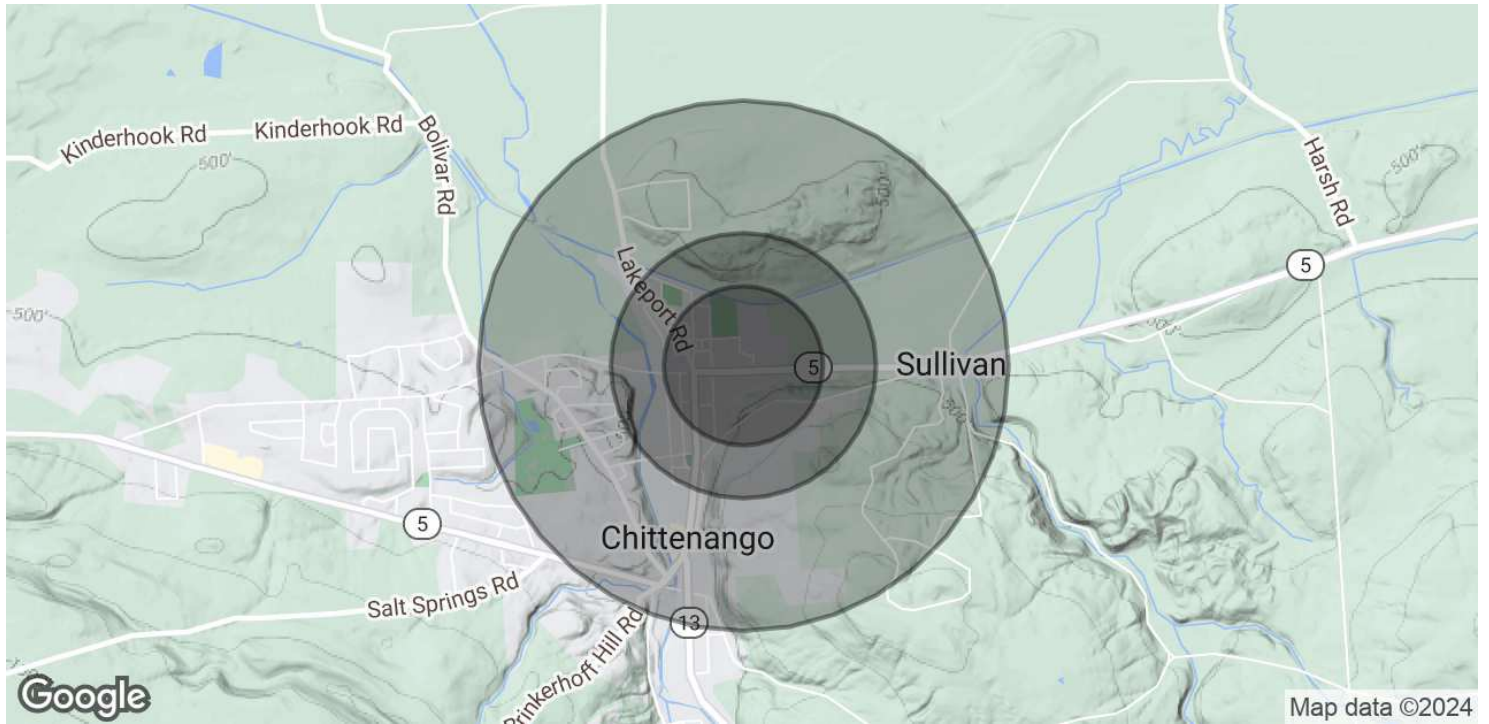
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	264	665	2,081
Average Age	44	44	44
Average Age (Male)	42	42	42
Average Age (Female)	45	45	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	114	287	882
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$100,804	\$102,578	\$102,602
Average House Value	\$269,699	\$271,888	\$263,338

Demographics data derived from AlphaMap

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