

38,000 SF MIXED-USE COMMERCIAL BUILDING ON 1.27 ACRES

100 Genesee Street

AUBURN, NY 13021



AVAILABLE OPPORTUNITY

- » FOR SALE: \$1,750,000
- » 38,000 SF mixed-use commercial building on a 1.27-acre site featuring individual retail/office suites, common areas

PROPERTY HIGHLIGHTS

- » Multiple potential uses or redevelopment opportunity at the signalized intersection of Genesee Street, South Street (NY-34), and Lincoln Street in the heart of downtown Auburn
- » Excellent visibility and accessibility with frontage along major downtown thoroughfares
- » Zoning District: D – Downtown, permitting a variety of commercial, mixed-use, and residential opportunities
- » Walking distance to Wegmans, local restaurants, and downtown Auburn amenities
- » Situated next to Auburn Public Theater and the City Parking Garage



FOR MORE INFORMATION, PLEASE CONTACT:



GINA SPENO
Licensed Real Estate Salesperson
(315) 374-6664 (c)
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PROPERTY PHOTOS



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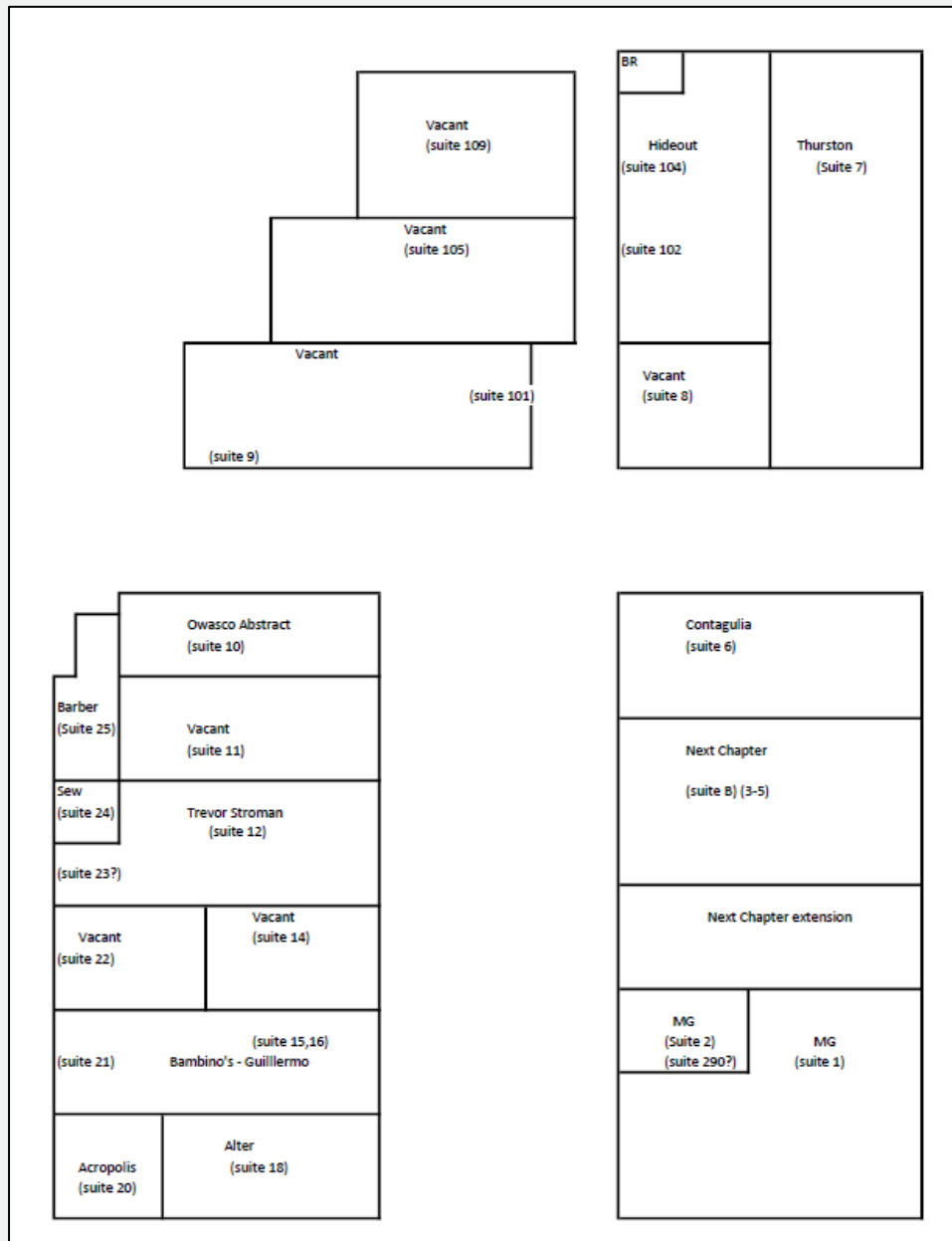
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BUILDING LAYOUT



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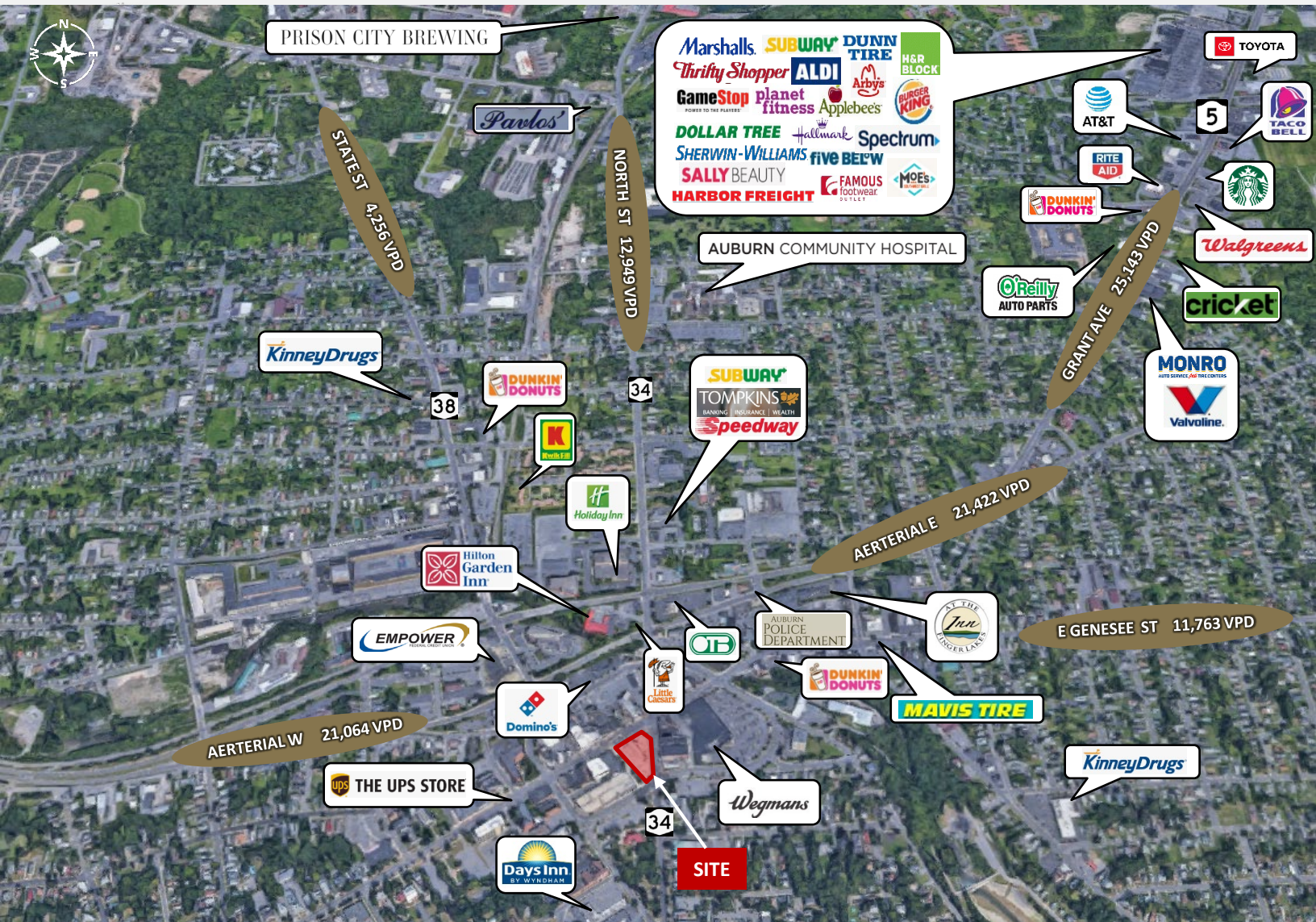
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TRADE AERIAL



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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	17,160	31,100	35,478
Daytime Population	16,163	33,284	37,222
Households	7,603	14,065	15,829
Average Household Income	\$68,190	\$81,978	\$87,421



1,384
Businesses



20,297
Employees



\$186,341
Median Home Value



42.9
Median Age

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