

4,000 SF MIXED-USE SPACE FOR LEASE

# 44 Washington Avenue

AUBURN, NY 13021



**VENTURE**  
BROKERAGE GROUP



## AVAILABLE OPPORTUNITY

- » FOR LEASE: 4,000 SF
- » Mixed- Use Commercial Space

## PROPERTY HIGHLIGHTS

- » Multiple uses including, warehouse, office, retail and more
- » Parking in the front with rear loading dock
- » Excellent visibility with monument signage available & High Traffic Counts: 21,064 VPD on Arterial Highway W
- » Prime location just off Arterial Highway W in the heart of the City of Auburn and within walking distance to Cayuga Community College, Auburn Community Hospital & downtown Auburn
- » Less than 3 miles from Auburn Plaza, Walmart, Lowes & BJs



## FOR MORE INFORMATION, PLEASE CONTACT:



**GINA SPENO**  
Licensed Real Estate Salesperson  
(315) 374-6664 (c)  
[Gina@VentureBrokerageGroup.com](mailto:Gina@VentureBrokerageGroup.com)



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## EXTERIOR PHOTOS



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## INTERIOR PHOTOS



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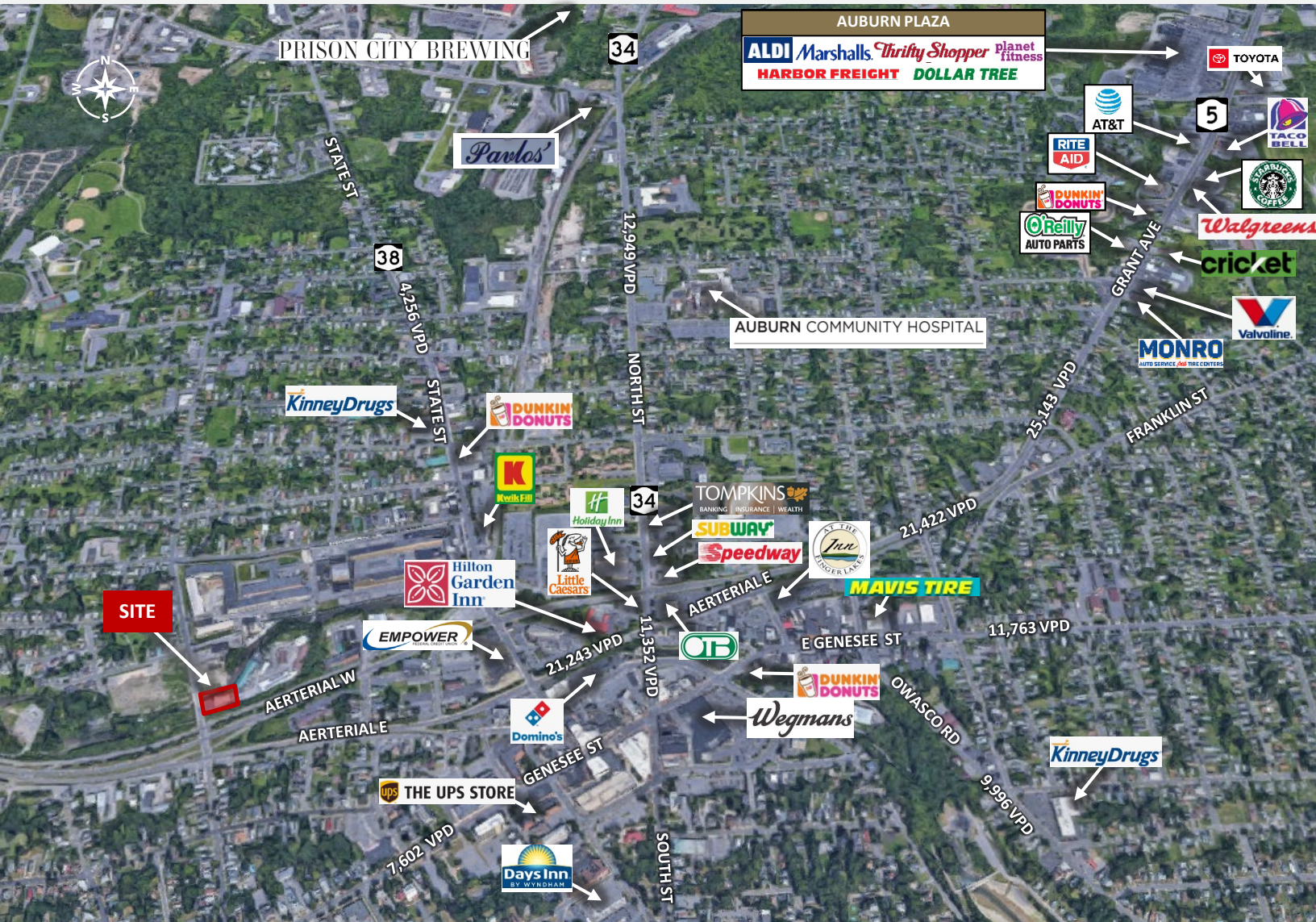
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## MARKET AERIAL



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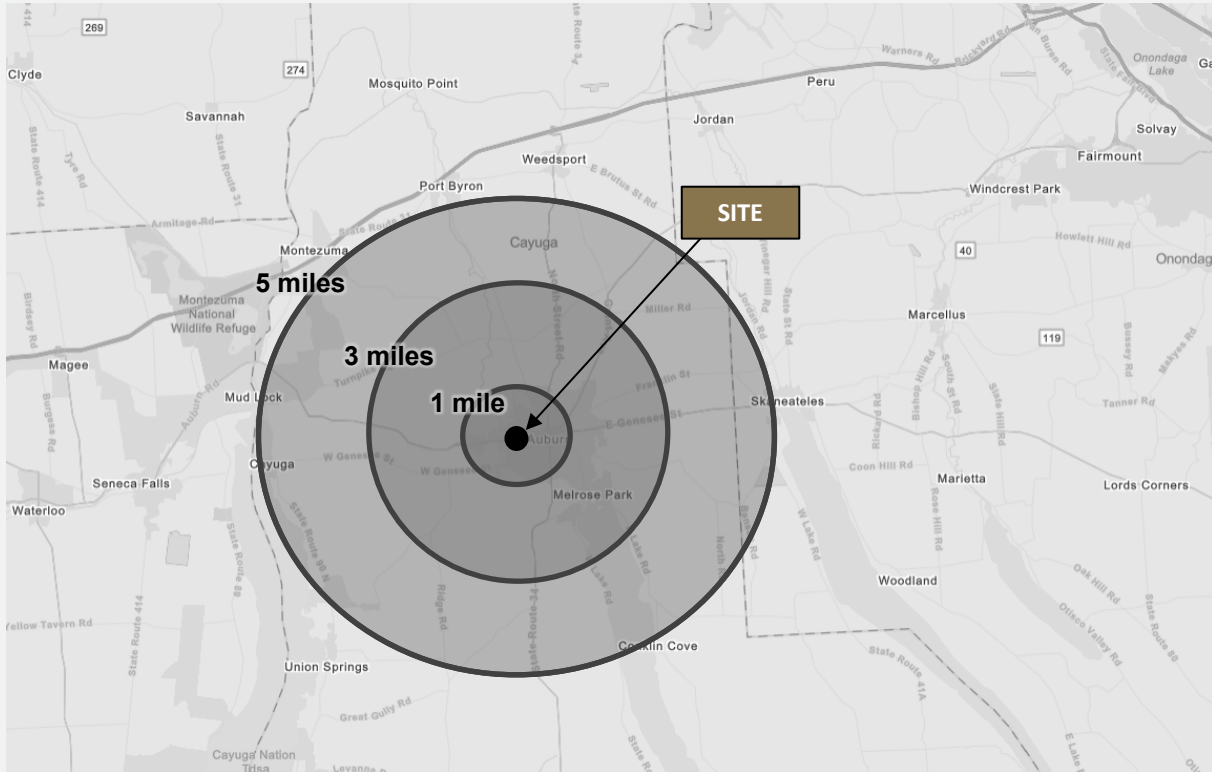
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## DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	14,659	31,698	35,558
Daytime Population	17,241	34,294	37,745
Households	6,127	14,059	15,562
Average Household Income	\$40,931	\$59,116	\$61,608



**1,382**  
Businesses



**20,888**  
Employees



**\$174,736**  
Median Home Value



**42.6**  
Median Age

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