

188 Genesee Street

AUBURN, NY 13021



AVAILABLE OPPORTUNITY

- » *FOR LEASE*
- » *Office Space Available*
- » *Spaces ranging from 250 SF to 2,000 SF*

PROPERTY HIGHLIGHTS

- » *Convenient location on Genesee Street just off Arterial Highway in the heart of downtown Auburn, situated along multiple bus routes*
- » *Extremely motivated owner looking to fill current spaces; will customize space to the needs of the tenant*
- » *Building offers private off-street parking*
- » *Situated in the scenic Finger Lakes Region walking distance to Wegmans, The Inn at Finger Lakes, local restaurants & thriving downtown Auburn area*
- » *Proximity to Cayuga Community College, area hotels including the Inn at the Finger Lakes, Holiday Inn, Hilton Garden Inn and more all less than 2 miles from the property*



FOR MORE INFORMATION, PLEASE CONTACT:

**GINA SPENO**

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

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PROPERTY PHOTOS



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SPACE PHOTOS



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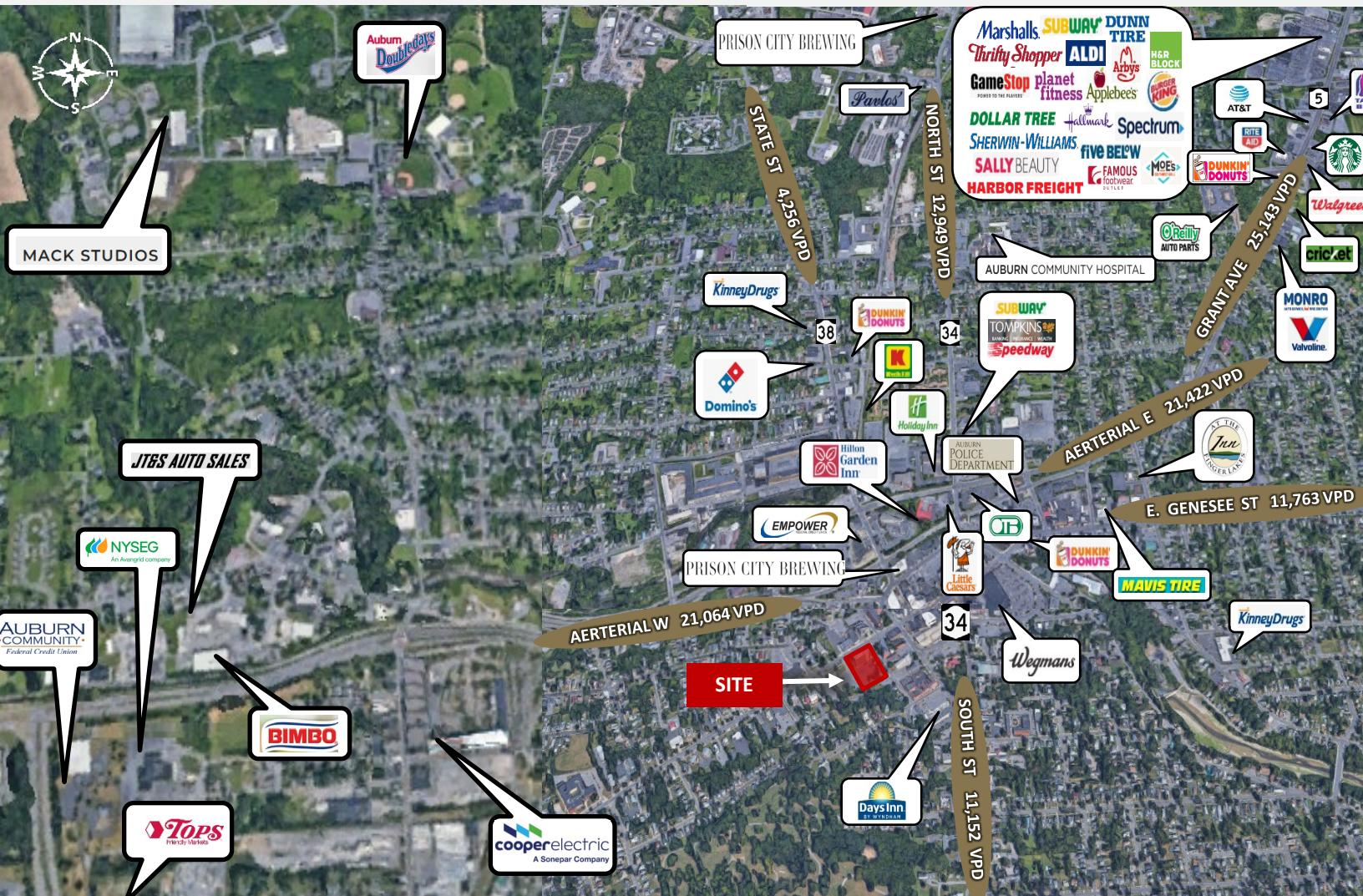
AUBURN OFFICE SPACE FOR LEASE

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MARKET AERIAL



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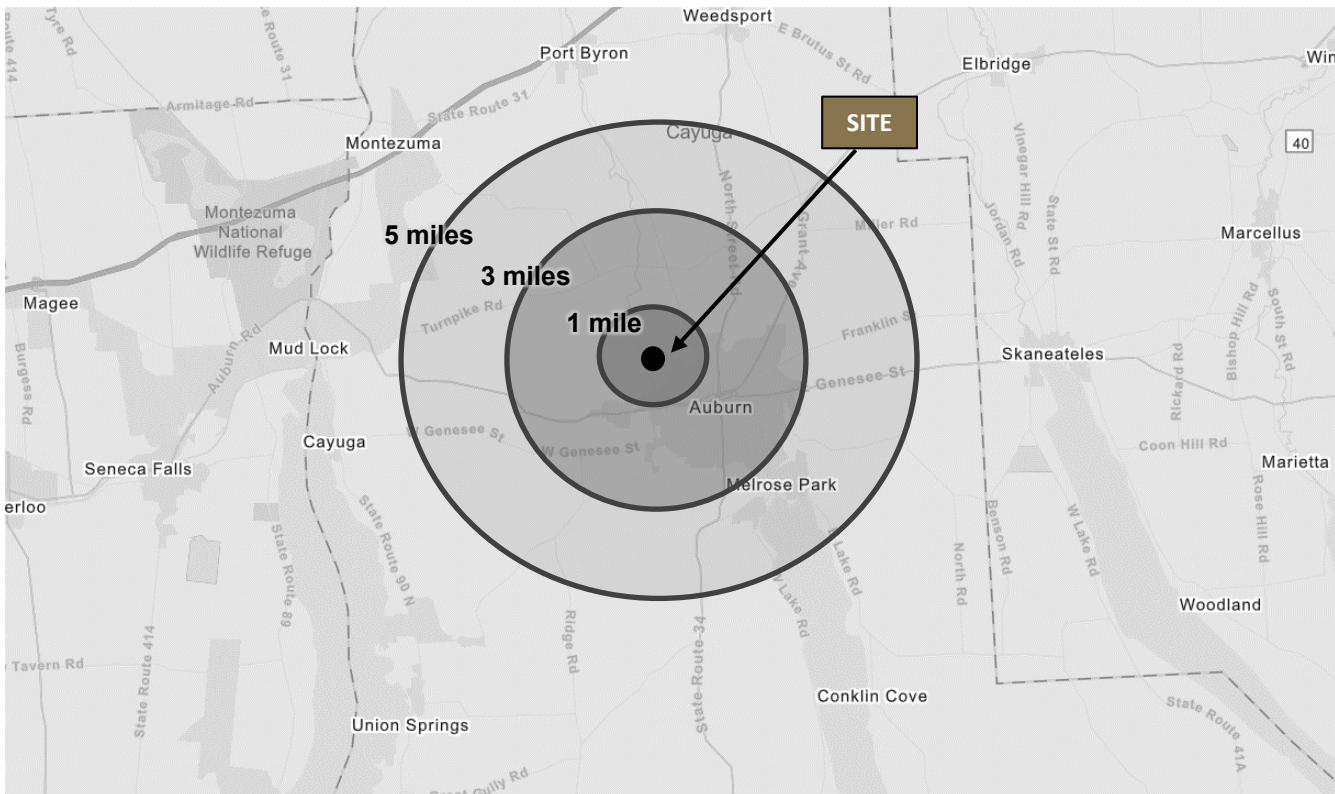
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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	8,957	30,692	35,614
Daytime Population	10,475	33,559	37,761
Households	3,601	13,577	15,588
Average Household Income	\$63,168	\$78,020	\$84,240



1,349
Businesses



20,258
Employees



\$169,666
Median Home Value



41.9
Median Age

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