

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

AUBURN OFFICE SPACE FOR LEASE

188 Genesee Street

AUBURN, NY 13021



PROPERTY PHOTOS



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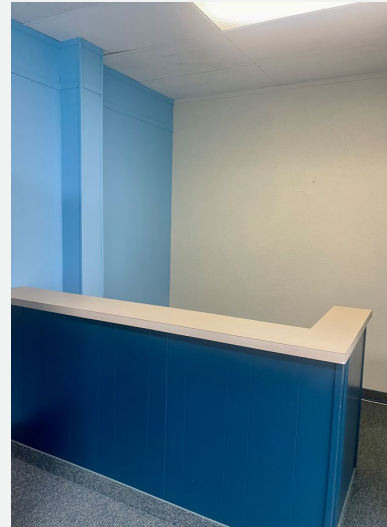
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Map Labels:

- Top Left:** Compass rose, North arrow, **MACK STUDIOS**
- Top Center:** **Auburn Doubledays**
- Top Right:** **PRISON CITY BREWING**, **STATE ST 4,253 VPD**, **NORTH ST 12,949 VPD**
- Right Side:** **Marshall's**, **SUBWAY**, **DUNN TIRE**, **Thrifty Shopper**, **ALDI**, **GameStop**, **planet fitness**, **Abby's**, **HAR BLOCK**, **Applebees**, **AT&T**, **5**, **Starbucks**, **Walgreens**, **cric'et**, **MONRO**, **Valvoline**, **GRANT AVE 25,143 VPD**, **AERTERIAL E 21,422 VPD**, **E. GENESEE ST 11,763 VPD**, **MAVIS TIRE**, **Kinney Drugs**
- Center:** **Domino's**, **Kinney Drugs**, **DUNKIN' DONUTS**, **Wegmans**, **Walmart**, **Days Inn**, **South St 11,152 VPD**, **PRISON CITY BREWING**, **EMPOWER**, **Hilton Garden Inn**, **Auburn Police Department**, **CP**, **Little Caesars**, **Wegmans**, **Walmart**, **Days Inn**
- Bottom:** **Auburn Community Hospital**, **O'Reilly Auto Parts**, **AT&T**, **5**, **Starbucks**, **Walgreens**, **cric'et**, **MONRO**, **Valvoline**, **GRANT AVE 25,143 VPD**, **AERTERIAL E 21,422 VPD**, **E. GENESEE ST 11,763 VPD**, **MAVIS TIRE**, **Kinney Drugs**
- Bottom Left:** **NYSEG**, **Auburn Community Federal Credit Union**, **JTBS AUTO SALES**, **BIMBO**, **Tops**, **cooper electric**
- Bottom Center:** **AERTERIAL W 21,064 VPD**
- Center:** **PRISON CITY BREWING**, **EMPOWER**, **Hilton Garden Inn**, **Auburn Police Department**, **CP**, **Little Caesars**, **Wegmans**, **Walmart**, **Days Inn**
- Top Right:** **Marshall's**, **SUBWAY**, **DUNN TIRE**, **Thrifty Shopper**, **ALDI**, **GameStop**, **planet fitness**, **Abby's**, **HAR BLOCK**, **Applebees**, **AT&T**, **5**, **Starbucks**, **Walgreens**, **cric'et**, **MONRO**, **Valvoline**, **GRANT AVE 25,143 VPD**, **AERTERIAL E 21,422 VPD**, **E. GENESEE ST 11,763 VPD**, **MAVIS TIRE**, **Kinney Drugs**

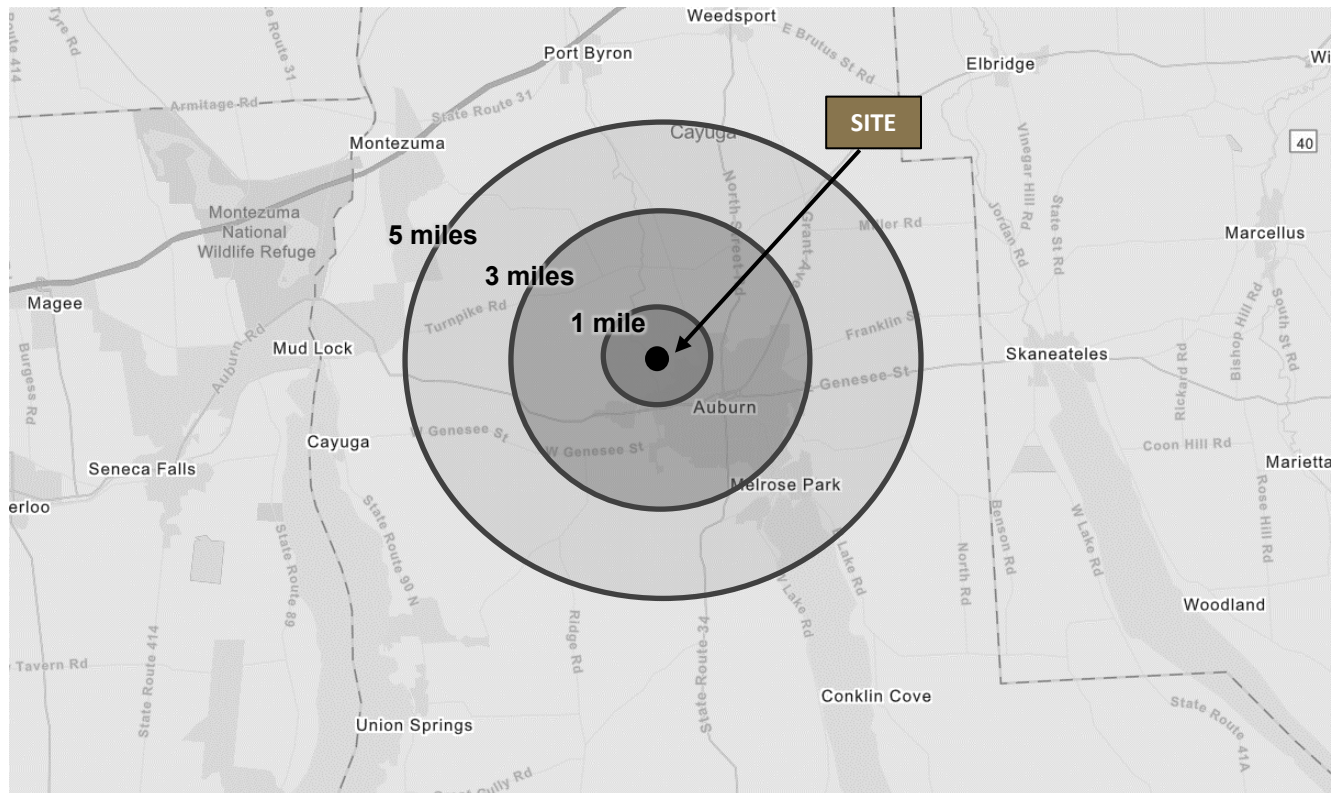
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DEMOGRAPHICS



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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