



FOR LEASE

AVAILABLE SUITE

# Retail | Office Opportunity

124 Elm Street, Penn Yan, NY 14527

eXp Commercial | 165 Broadway Suite 23rd Floor | New York, NY 10006 |

**Michael Conroy**

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## OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Building Size:	50,965 SF
Available SF:	1,250 SF
Lot Size:	0.74 Acres
Year Built:	2015
Zoning:	VC-Village Center
Market:	Penn Yan
Submarket:	Penn Yan Village

## PROPERTY OVERVIEW

An exceptional opportunity awaits at the Microtel by Wyndham in the vibrant village of Penn Yan, located in the heart of the Finger Lakes region. With its growing popularity as a tourist destination, Penn Yan is experiencing notable economic growth driven by its renowned wineries, vineyards, and outdoor recreational activities along Keuka Lake. The area attracts thousands of visitors annually, enhancing the potential for businesses looking to serve both locals and tourists.

This available suite is perfect for retail or office use, offering a unique chance to establish a presence in a high-traffic location that caters to a mix of hotel guests and the growing community. The village's charming downtown and the steady influx of visitors create a dynamic environment for thriving businesses.

Bring your retail or office business to this prime location to capitalize on Penn Yan's continued growth and thriving tourism.

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## LOCATION INFORMATION

Street Address	124 Elm Street
City, State, Zip	Penn Yan, NY 14527
County	Yates
Market	Penn Yan
Sub-market	Penn Yan Village
Cross-Streets	Liberty Street

## BUILDING INFORMATION

Building Class	A
Number of Floors	4
Year Built	2015

## PROPERTY HIGHLIGHTS

- Prime suite in a well-known hotel with high visibility
- Ideal for retail or office use to serve local residents and tourists
- Located in a growing community with expanding tourism and economic opportunities
- Situated near Penn Yan's charming downtown and the scenic Keuka Lake
- TI Allowance
- Custom Buildouts Available
- Ample Parking

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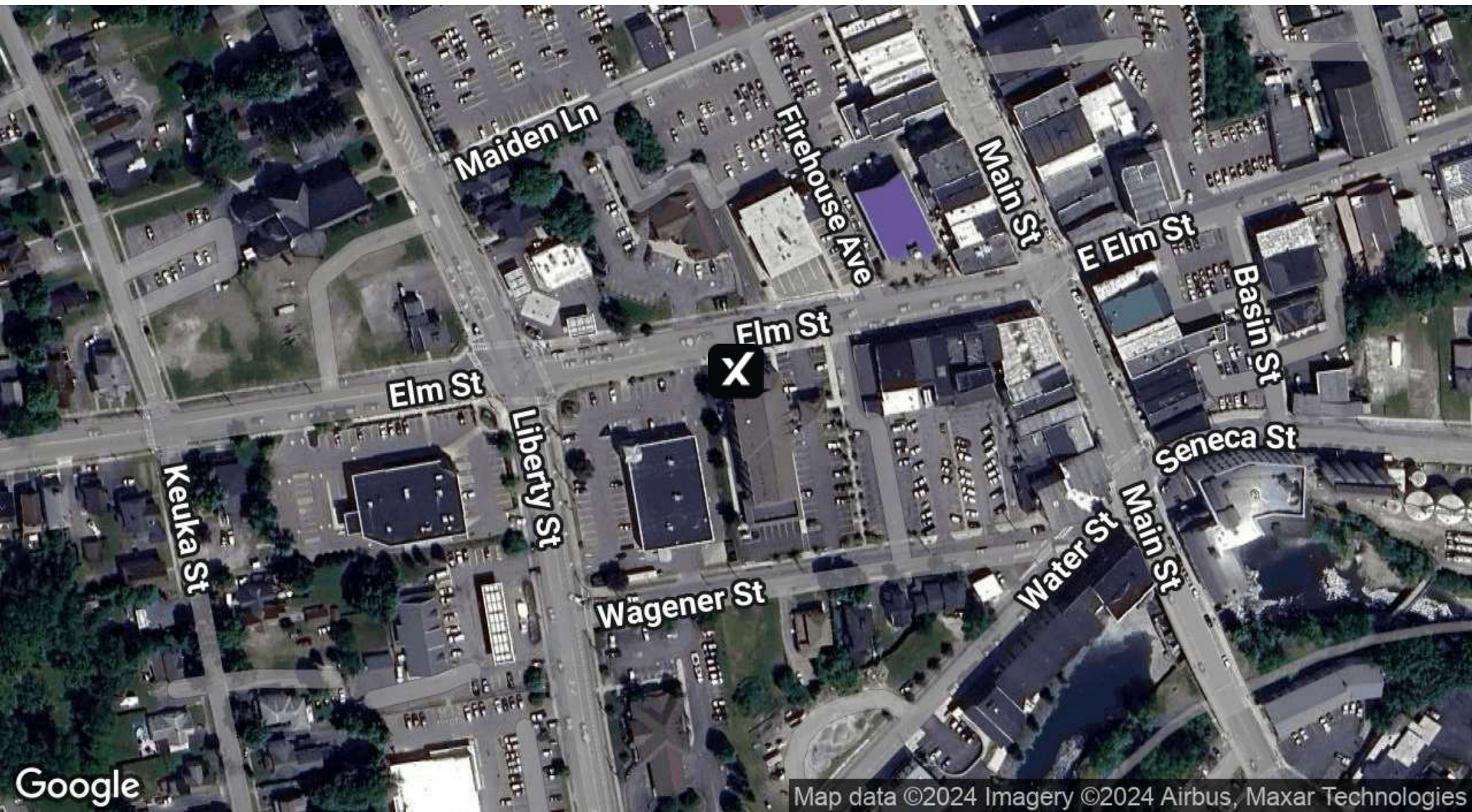
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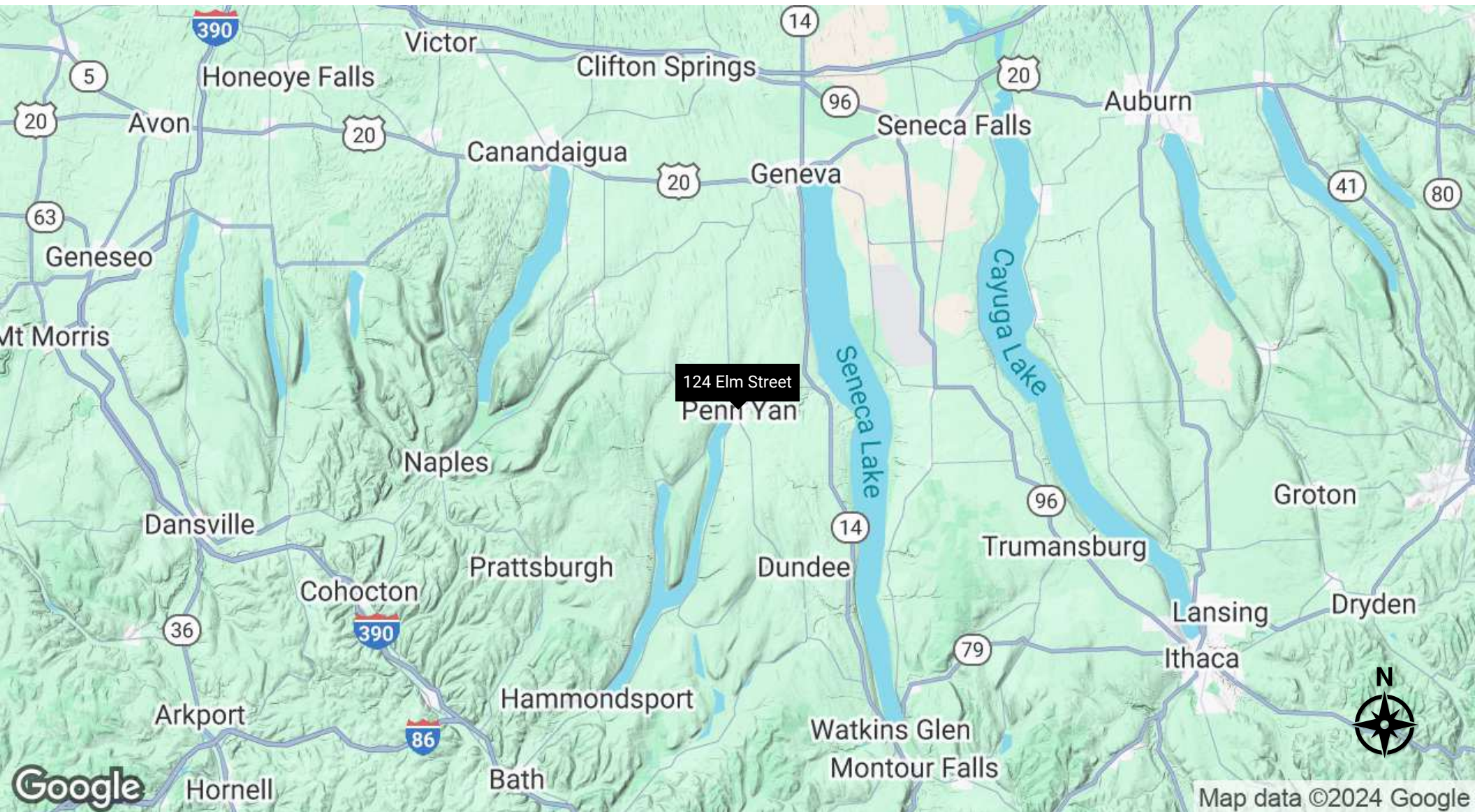
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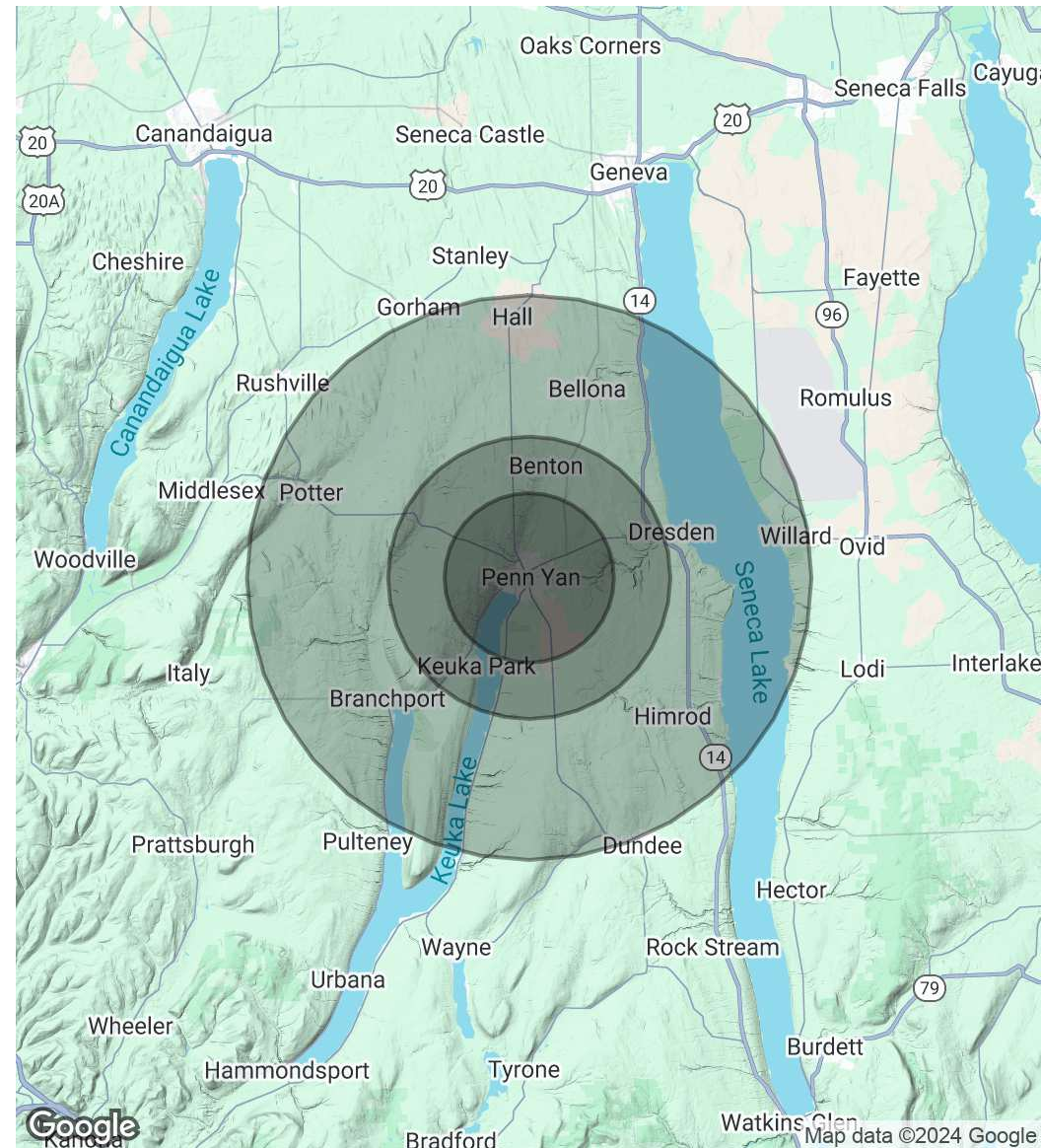
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	7,209	10,796	23,711
Average Age	43	43	41
Average Age (Male)	42	41	40
Average Age (Female)	45	44	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,100	4,285	9,025
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$77,601	\$86,588	\$89,241
Average House Value	\$238,820	\$288,927	\$290,763

Demographics data derived from AlphaMap



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