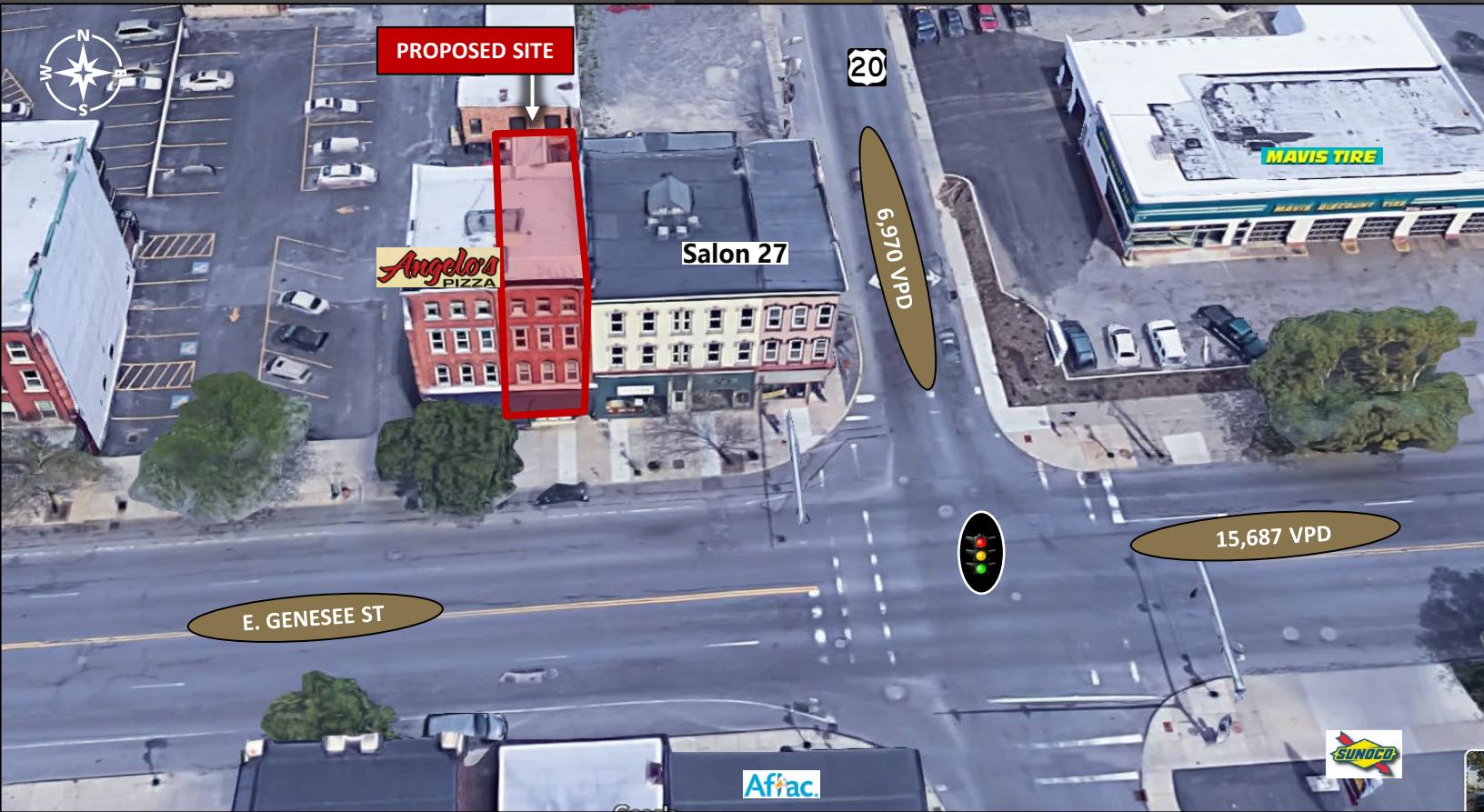


750 SF RETAIL/OFFICE SPACE FOR LEASE

25 E. Genesee Street

AUBURN, NY 13021



AVAILABLE OPPORTUNITY

- » *FOR LEASE: 750 SF commercial shop space for lease*
- » *Beautiful in-line space featuring exposed brick*

PROPERTY HIGHLIGHTS

- » *Multiple potential uses including office, medical, retail, or service oriented*
- » *Zoning D (Downtown: includes retail, restaurant, office, and more)*
- » *Great location at the intersection of E. Genesee St and Seminary St*
- » *Walking distance to all restaurants, hotels, banks, and thriving downtown Auburn*
- » *Parking in rear of building & on-street parking*
- » *Just 1.4 miles from Cayuga Community College with a total enrollment of approximately 3,479 students*



FOR MORE INFORMATION, PLEASE CONTACT:



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

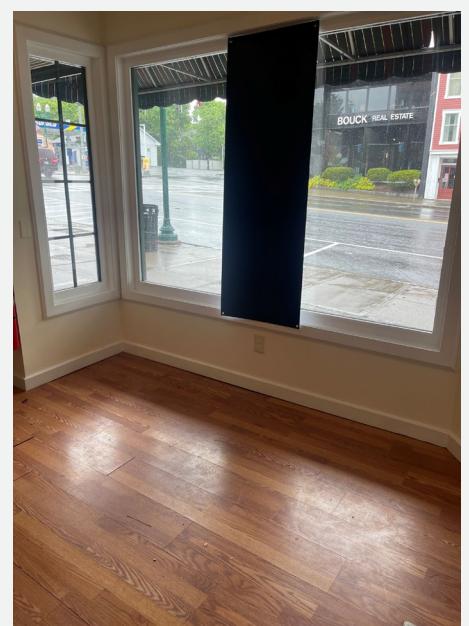
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INTERIOR PHOTOS



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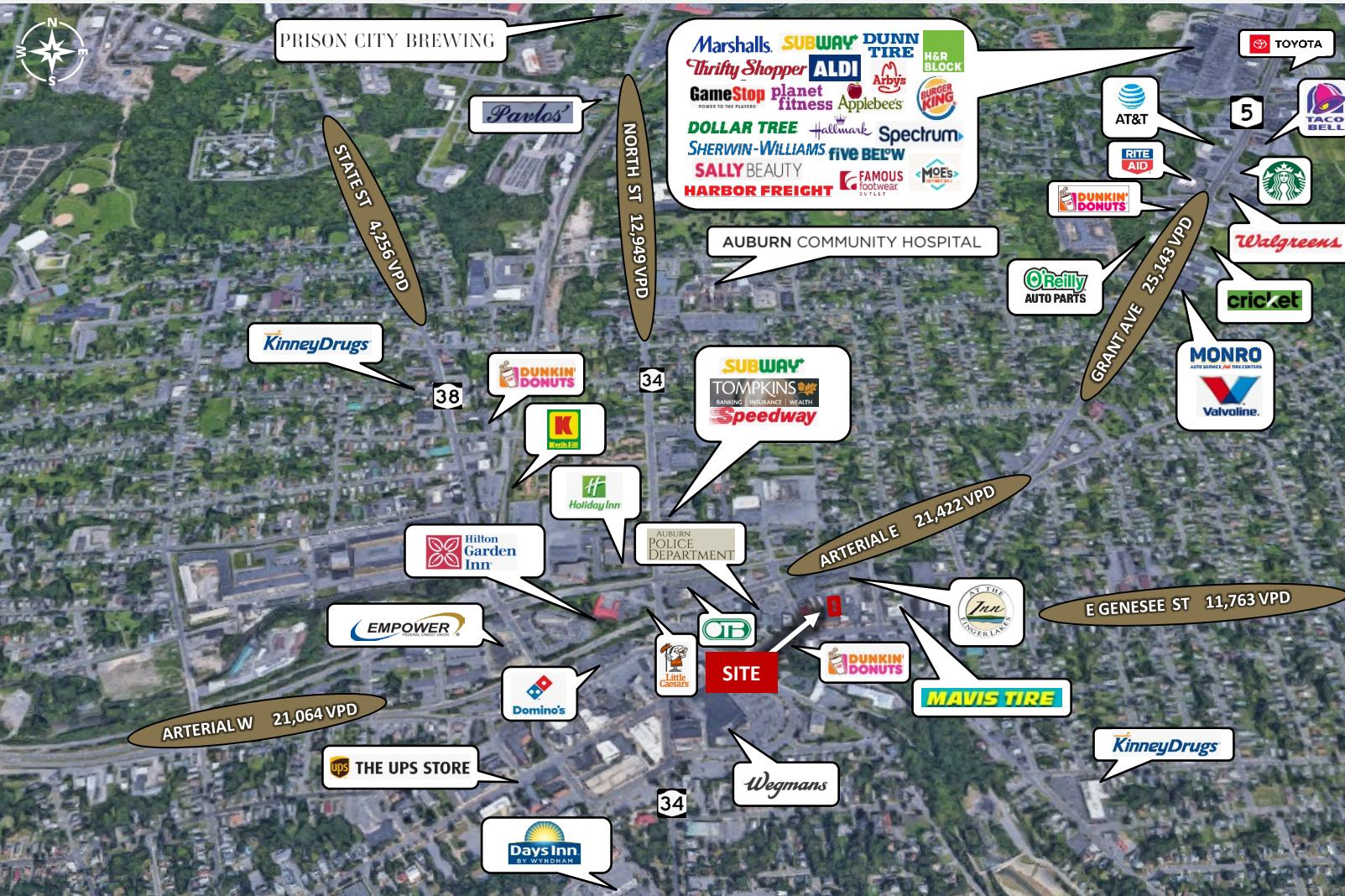
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VENTURE
BROKERAGE GROUP

TRADE AERIAL



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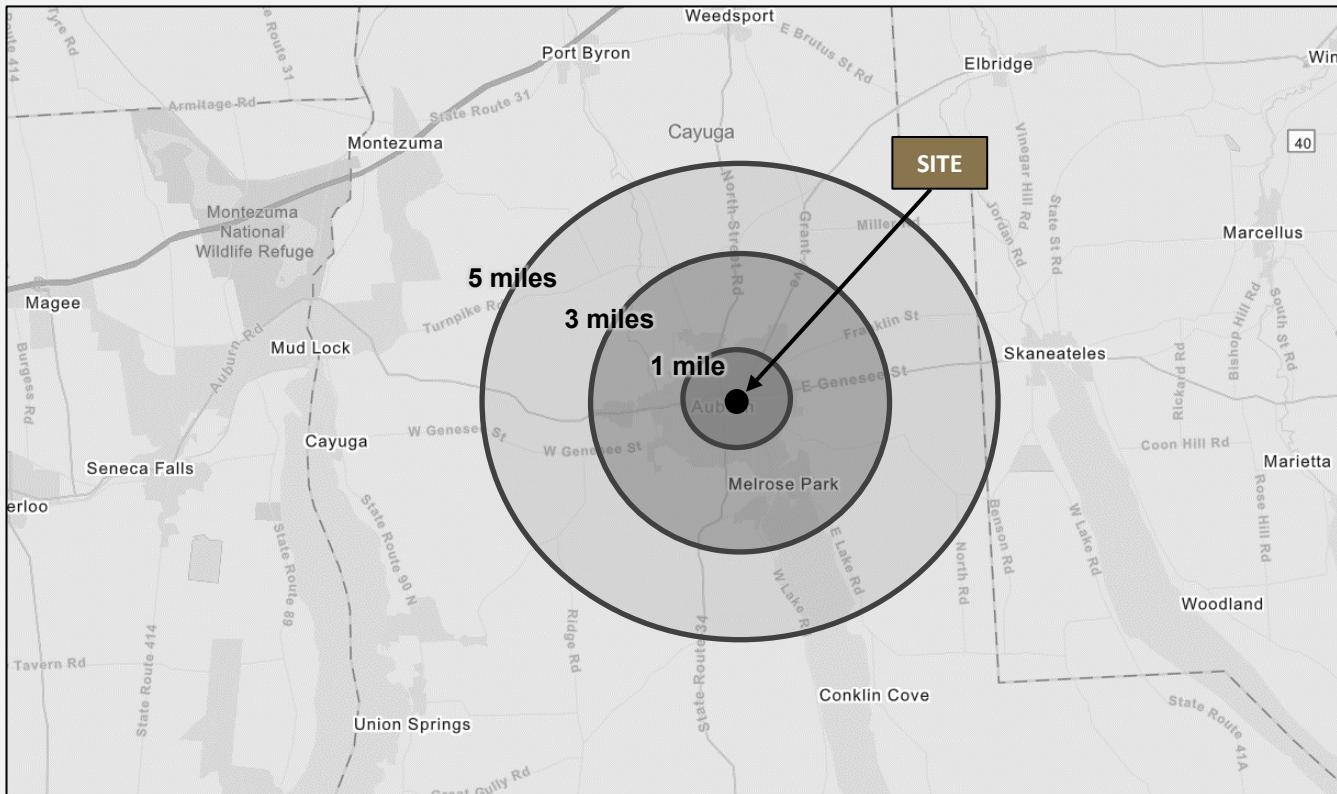
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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	16,810	31,534	35,758
Daytime Population	17,025	34,403	37,836
Households	7,439	13,987	15,649
Average Household Income	\$65,435	\$79,889	\$85,132



1,396
Businesses



20,979
Employees



\$175,200
Median Home Value



43.3
Median Age

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