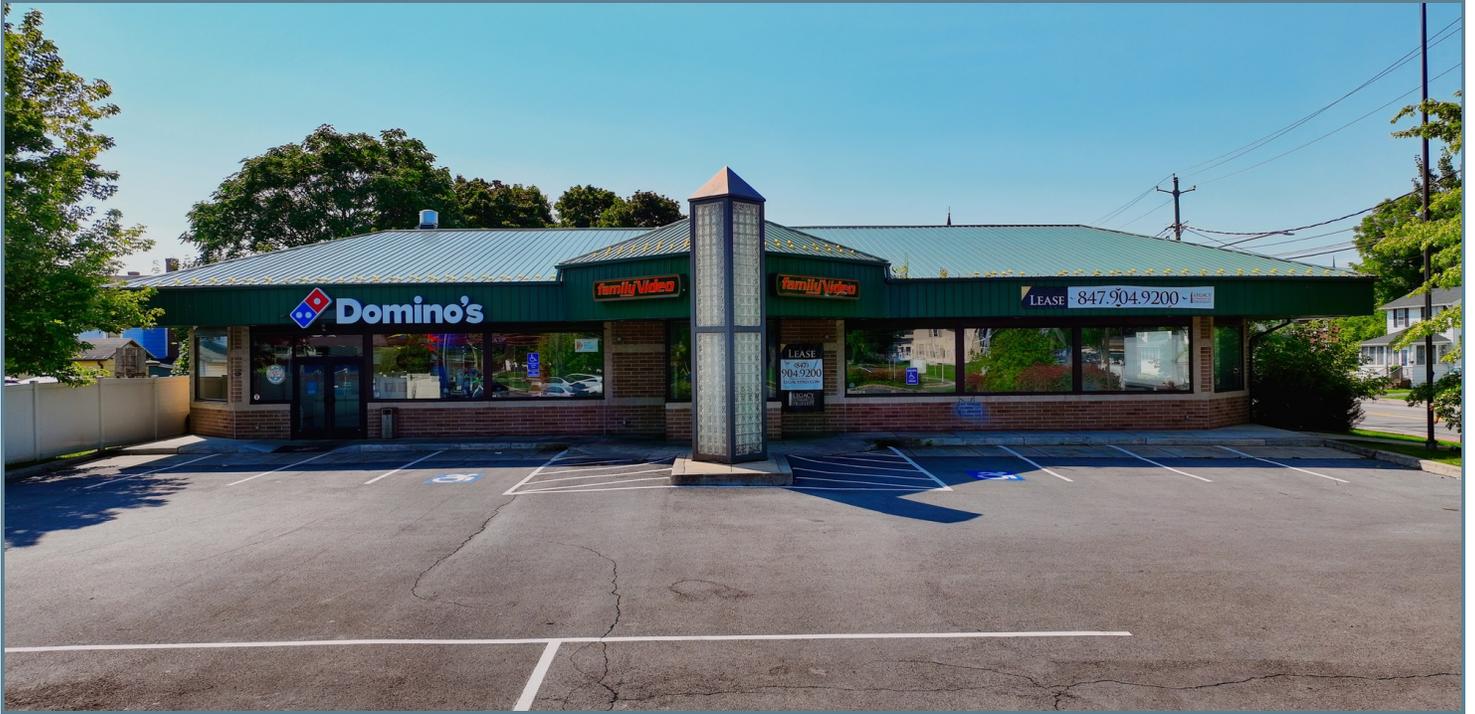


1 EXCHANGE ST.

1 EXCHANGE ST., GENEVA, NY 14456

PROPERTY SUMMARY



LOCATION DESCRIPTION

Nestled in the charming city of Geneva, 1 Exchange St. is surrounded by a vibrant retail and culinary scene. Just steps away, the historic downtown district boasts a variety of boutique shops, restaurants, and cafes, creating a lively atmosphere that draws locals and visitors alike. The nearby Seneca Lake provides a picturesque backdrop, offering ample opportunities for leisurely strolls and outdoor recreation. Additionally, the area is home to the popular Smith Opera House, a cultural hub hosting a diverse range of performances and events. With its proximity to these prominent attractions, the area surrounding 1 Exchange St. presents an enticing opportunity for retail and free-standing building tenants to tap into Geneva's thriving market.

PROPERTY HIGHLIGHTS

- Versatile layout for customizable space
- Ample parking for customers and employees
- High-visibility location for maximum exposure

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	3,296 SF
Building Size:	5,276 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,022	8,549	11,198
Total Population	6,746	21,745	28,117
Average HH Income	\$37,623	\$54,880	\$57,049

Presented By:

Legacy Commercial Property

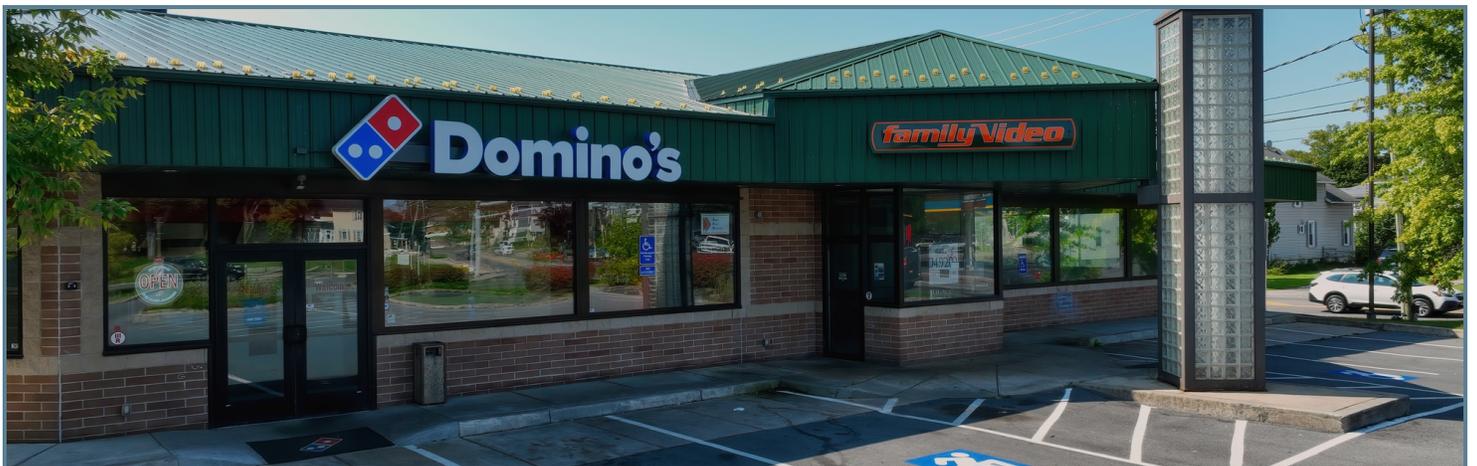
847.904.9200

info@legacypro.com

1 EXCHANGE ST.

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ADDITIONAL PHOTOS



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COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

1 EXCHANGE ST.

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RETAILER MAP



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COMMERCIAL PROPERTY

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Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

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Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

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- Ground up development
- Buy-to-hold investments
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- Creative deals and off-market properties
- Efficient development process

Our National Tenants



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Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



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We've operated over ten businesses in 800+ locations and understand your need to move quickly.

