

5,260 SF SHELL SPACE FOR LEASE

102 North Street

AUBURN, NY 13021



AVAILABLE OPPORTUNITY

- » **FOR LEASE:** 5,260 SF shell space, adjacent to Play Space
- » Multiple potential uses including retail, office, medical or service-oriented

PROPERTY HIGHLIGHTS

- » Excellent location on North Street in the heart of Auburn near the signalized intersection of North Street & Seymour Street with 3 points of ingress/egress
- » Great visibility and signage potential with ample parking
- » Walking distance to thriving downtown Auburn & area restaurants, shops, hotels and banks
- » Just 1.5 miles from Cayuga Community College with a total enrollment of approximately 3,479 students and less than 0.50 miles from Auburn Community Hospital



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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ADJACENT OCCUPANT PLAY SPACE PHOTOS



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TRADE AERIAL



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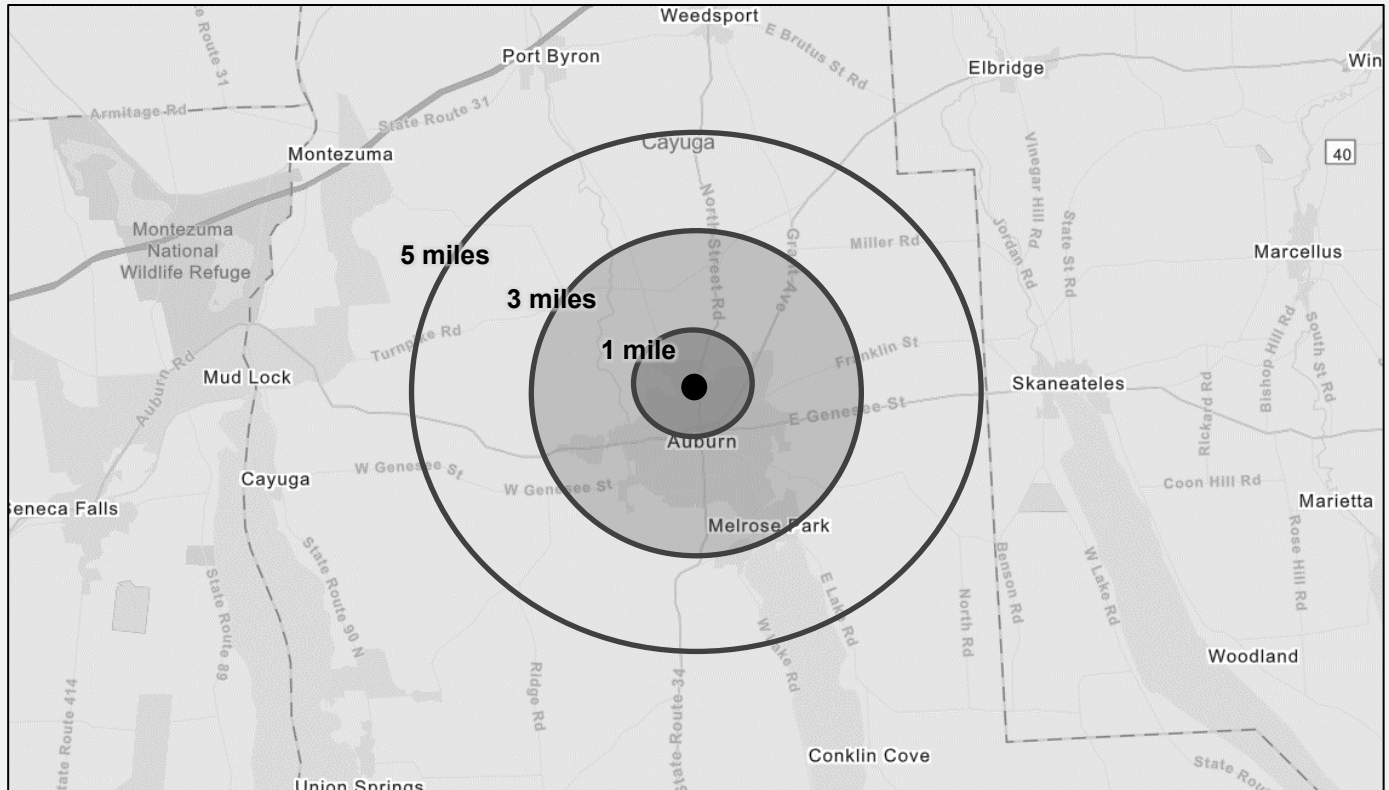
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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	16,313	31,188	35,418
Daytime Population	16,388	34,174	37,627
Households	7,389	14,109	15,803
Average Household Income	\$64,061	\$76,103	\$80,474



1,388
Businesses



20,799
Employees



\$179,311
Median Home Value



43.4
Median Age

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