



**FOR SALE | MEDICAL OFFICE**

**MEDICAL CENTER WEST**

5700 W Genesee St, Camillus, NY 13031



## **PROPERTY FEATURES**

- 83,520 +/- SF Suburban Medical Office Building
- Situated on a beautiful 9.25 acre parcel
- Zoned Commercial Professional Office
- 3 Floors with six entry points
- ADA drop-off circle under a weather protected canopy
- 250+ free on-site parking spaces with 28 ADA compliant spaces
- Newly replaced roofs, green roof, rubber membrane with stone ballast
- New chiller installed 2022/2023
- 2 gas-fired boilers
- Gurney sized elevator

### **CONTACT EXCLUSIVE AGENT:**

**Karen Cannata-LaRocca**

*Real Estate Salesperson*

315.391.3409

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**Joseph J. Lewis**

*Vice President, SIOR, Real Estate Broker*

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**SUTTON REAL ESTATE COMPANY**

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### **Tenants include:**

- Ambulatory Surgery Center
- Primary Care
- Gastroenterology & Hepatology
- Orthopedic
- Women's Wellness
- Urology
- Medical and Surgical Eye Care
- Sleep Center
- Pharmacy
- Psychiatric Care



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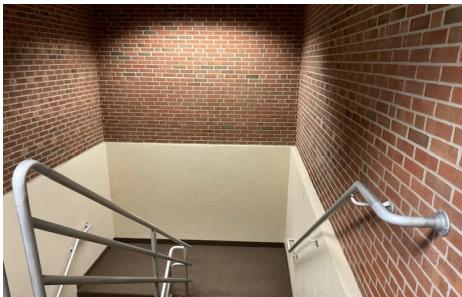
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### DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
<b>Population</b>	12,720	52,998	317,290
<b>Households</b>	5,363	21,768	128,543
<b>Average Household Income</b>	\$92,928	\$91,761	\$74,707
<b>Median Age</b>	44.3	43.9	38.5

CoStar 2022

### TRAFFIC COUNTS

- Main St/Newport Rd.—19,076
- W. Genesee/Sherwood Ave—9,533
- W. Genesee/Parsons Rd. E.—6,650

CoStar 2022

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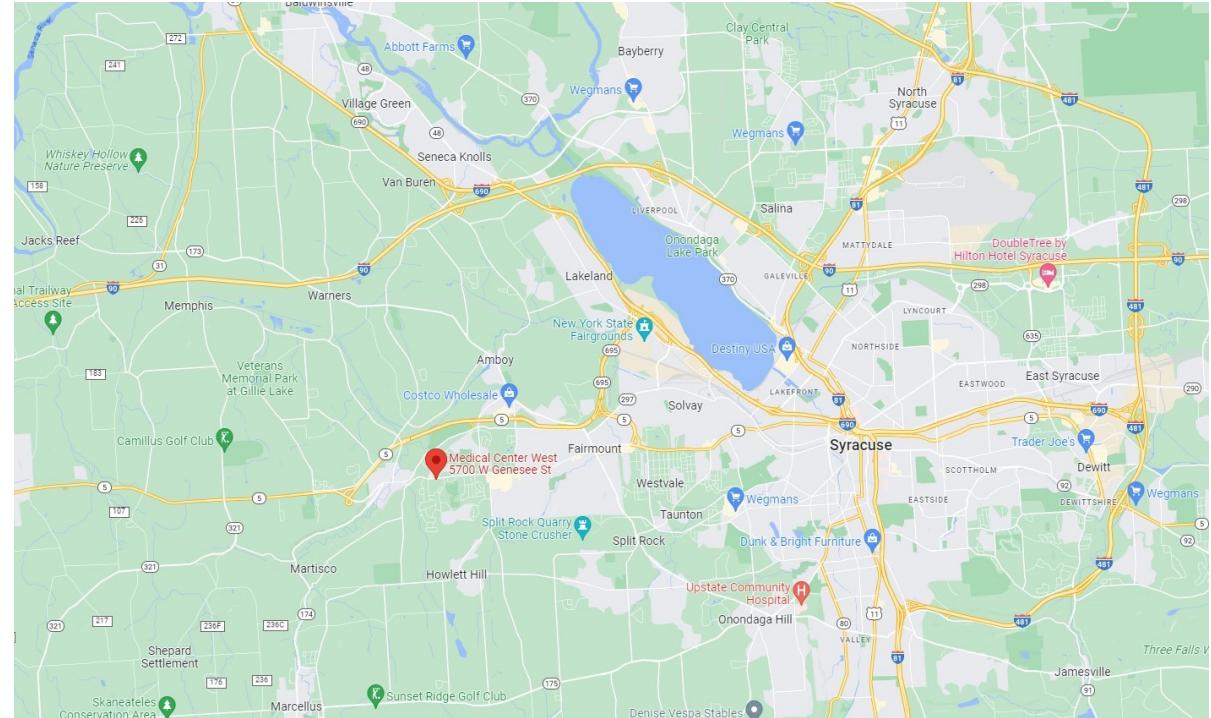
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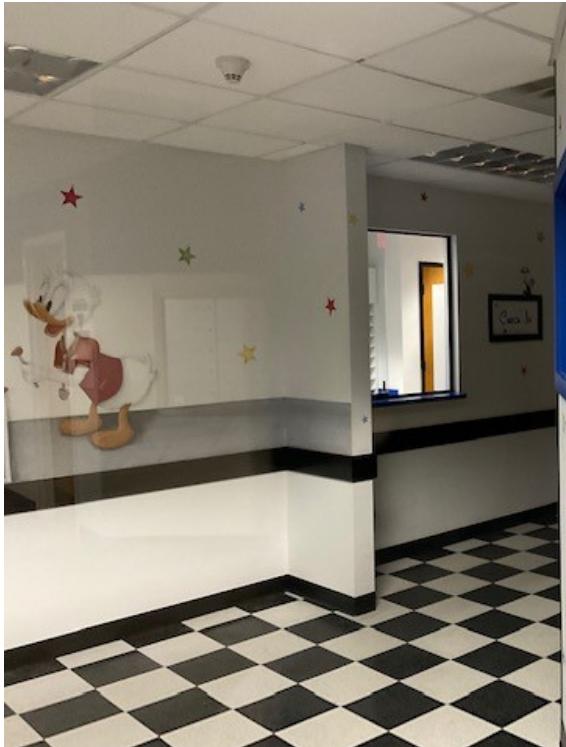
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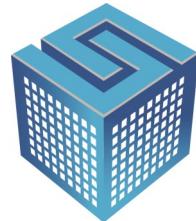
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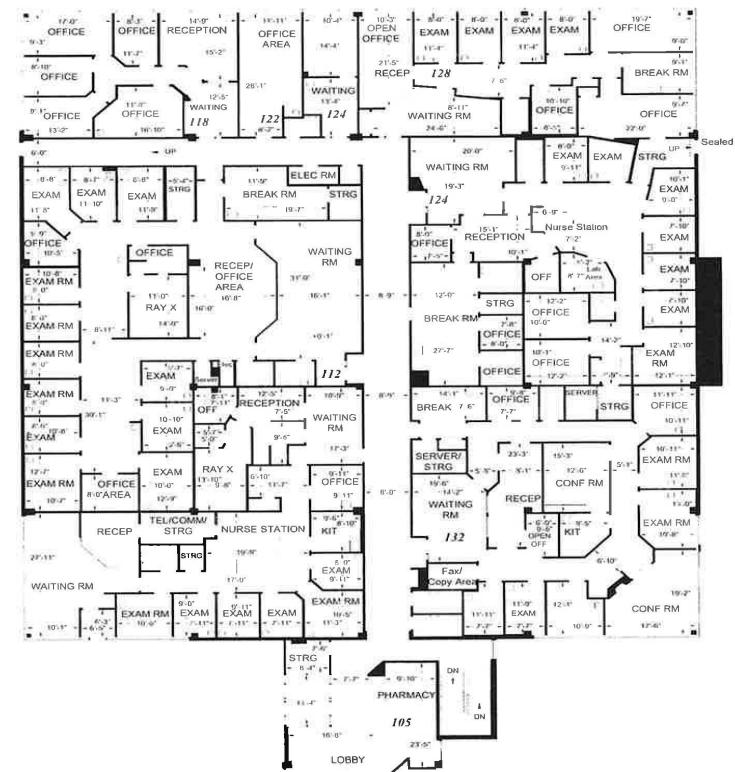
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# SUTTON REAL ESTATE COMPANY

## First Floor—South Wing



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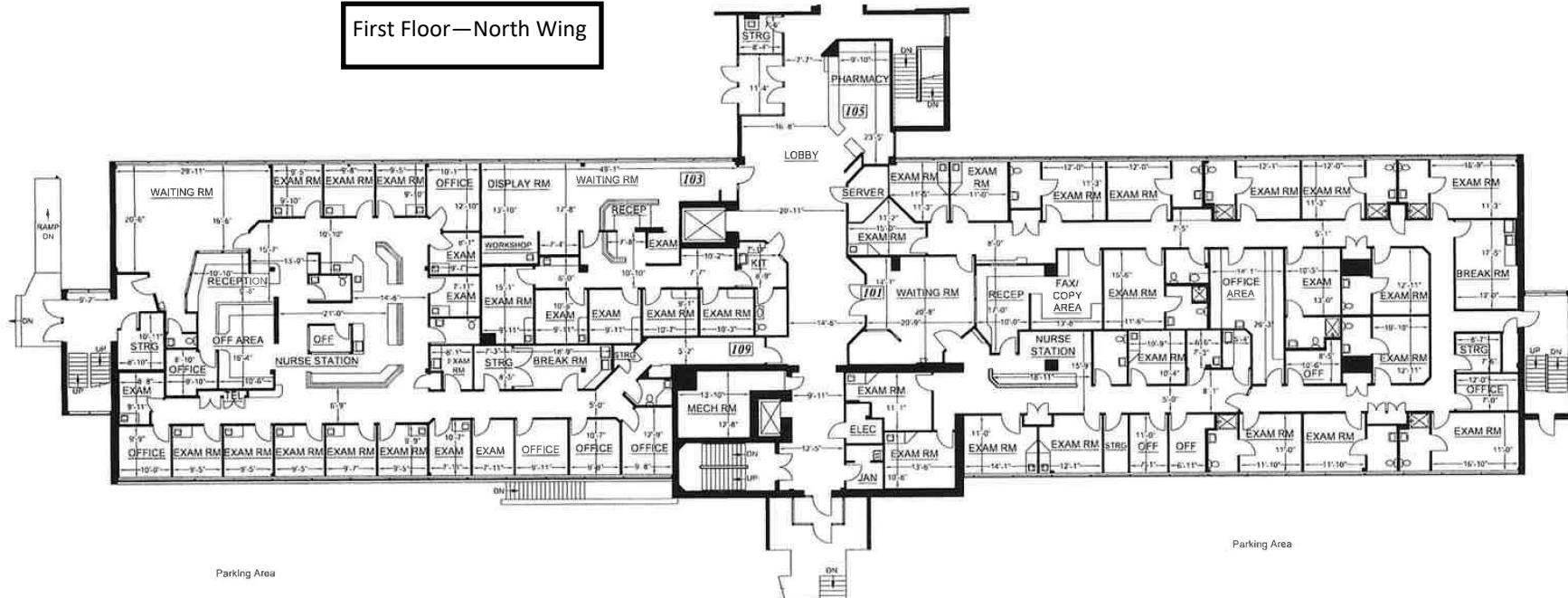


# SUTTON REAL ESTATE COMPANY

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## First Floor—North Wing



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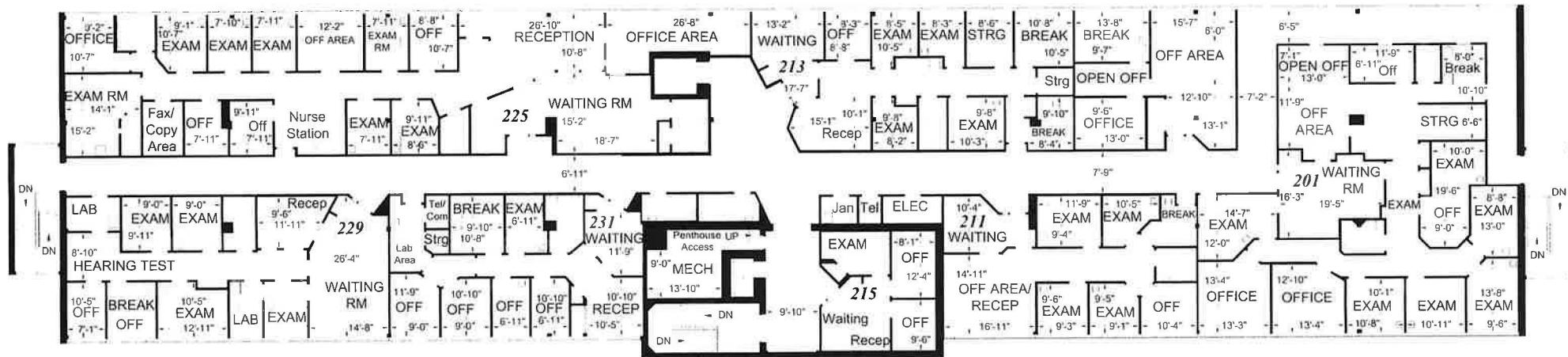


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## Second Floor



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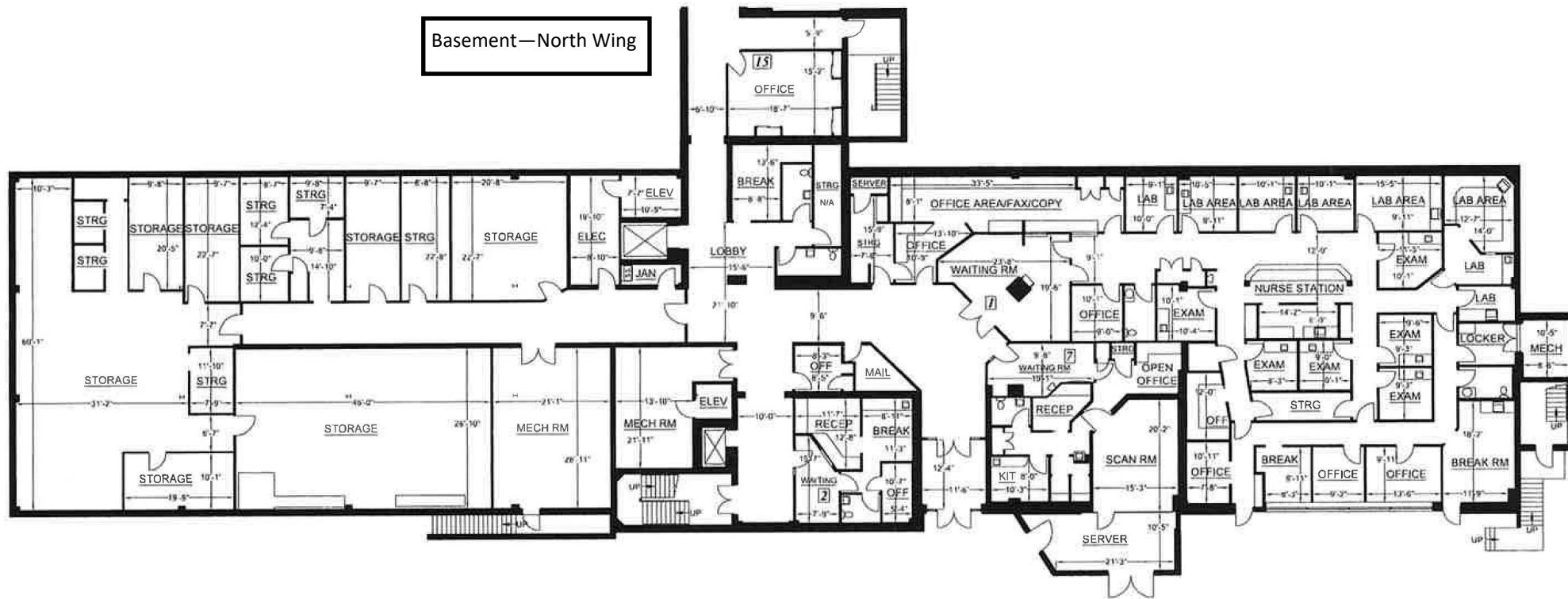


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## Basement—North Wing



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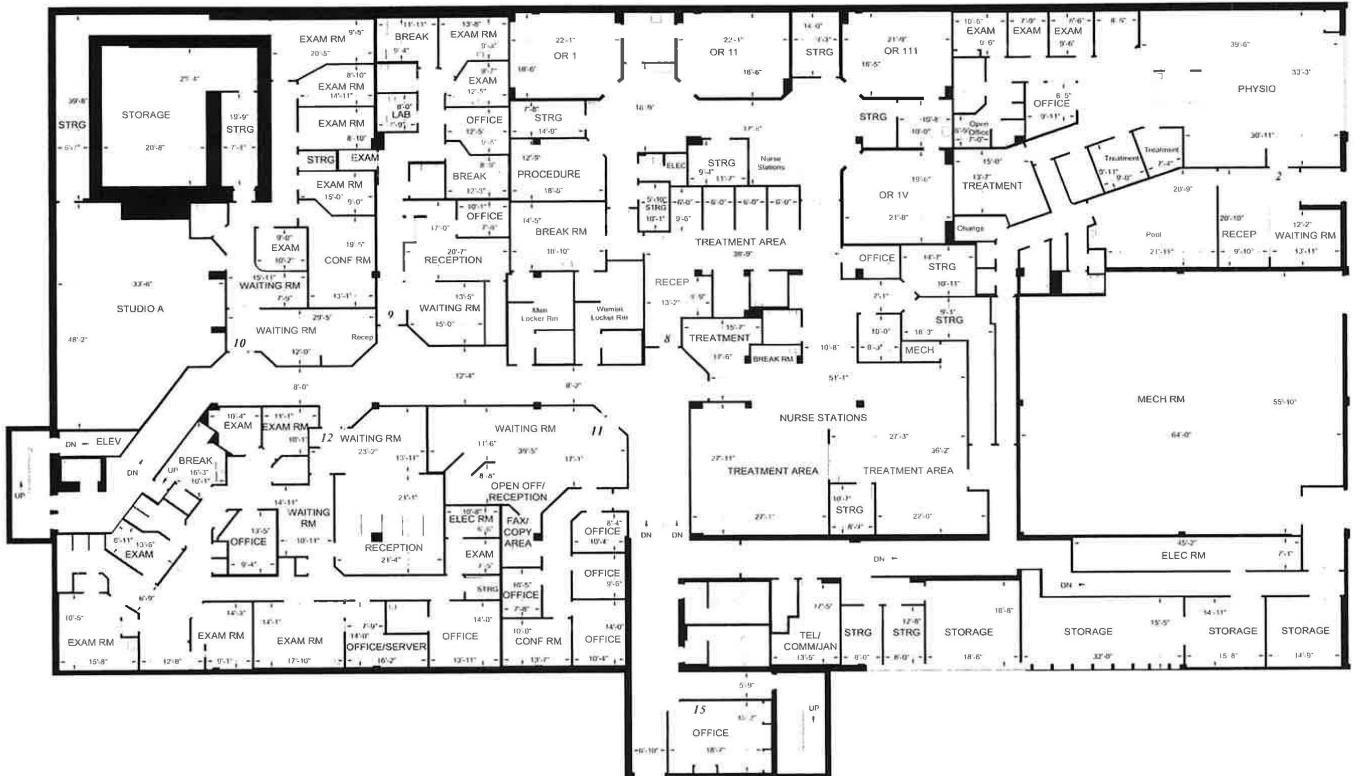


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