

60 Fall Street

Seneca Falls, NY 13148



AVAILABLE OPPORTUNITY

- » FOR SALE:
- » 5,548 SF commercial building on 0.17 acres

PROPERTY HIGHLIGHTS

- » Located in the heart of Seneca Falls, one of Seneca County's most sought after historic & walkable commercial districts just steps from the Seneca Falls Canal & Van Cleef Lake
- » Convenient access to major regional routes including New York Route 5 and U.S. Route 20
- » Surrounded by boutique retail, professional offices, salons, cafes and upscale dining
- » Private shared parking spaces, in addition to street & public parking available and traffic counts 11,331 VPD on Fall Street



FOR MORE INFORMATION, PLEASE CONTACT:



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

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JANELL VANEGAS
Licensed Real Estate Broker
585.615.1102 (c)
Janell@VentureBrokerageGroup.com



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PROPERTY PHOTOS



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MARKET AERIAL



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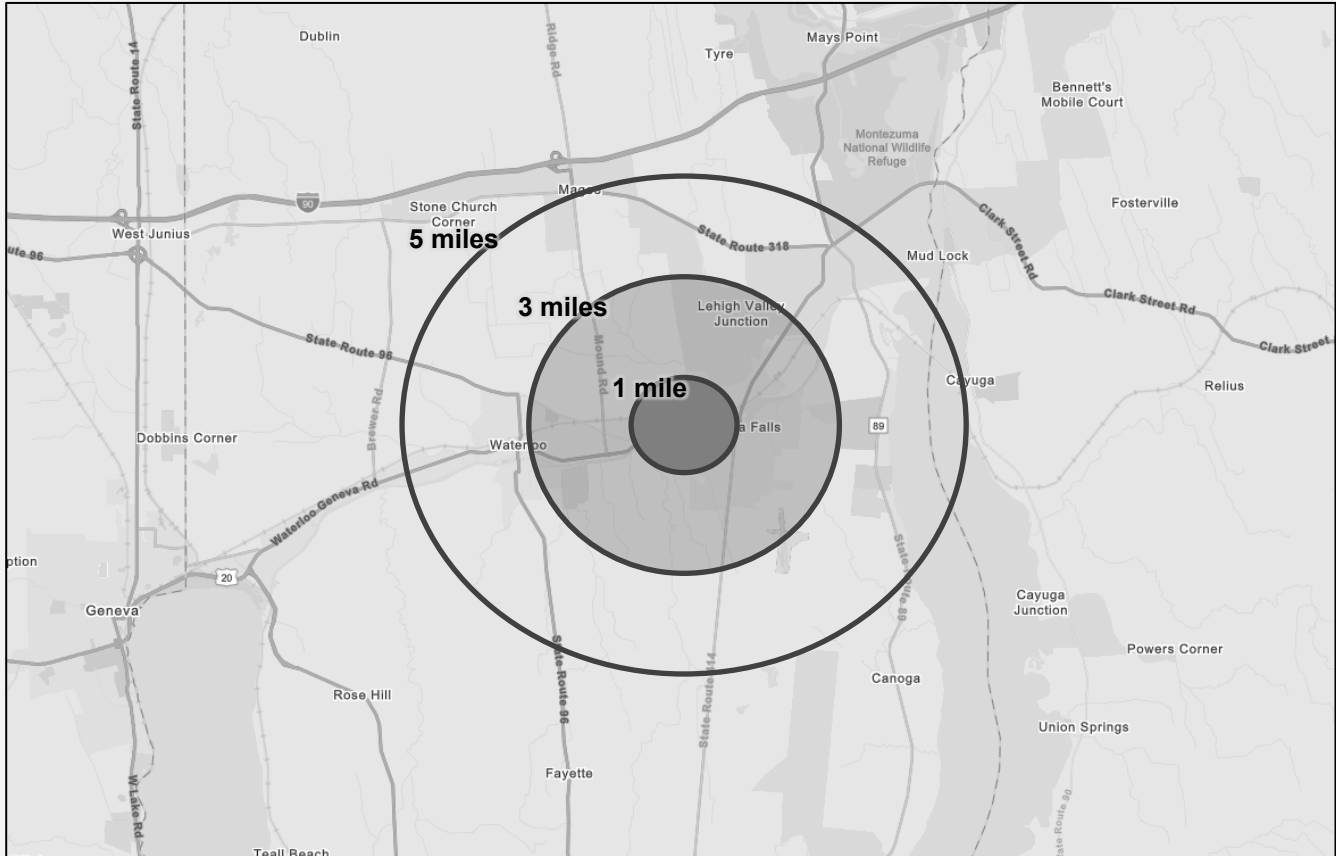


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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	5,405	10,057	17,929
Daytime Population	4,819	10,532	18,258
Households	2,550	4,547	7,582
Average Household Income	\$79,036	\$76,780	\$80,815



691
Businesses



11,216
Employees



\$204,872
Median Home Value



42.3
Median Age

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