

4,000 SF MIXED-USE SPACE FOR LEASE

44 Washington Avenue

AUBURN, NY 13021



VENTURE
BROKERAGE GROUP

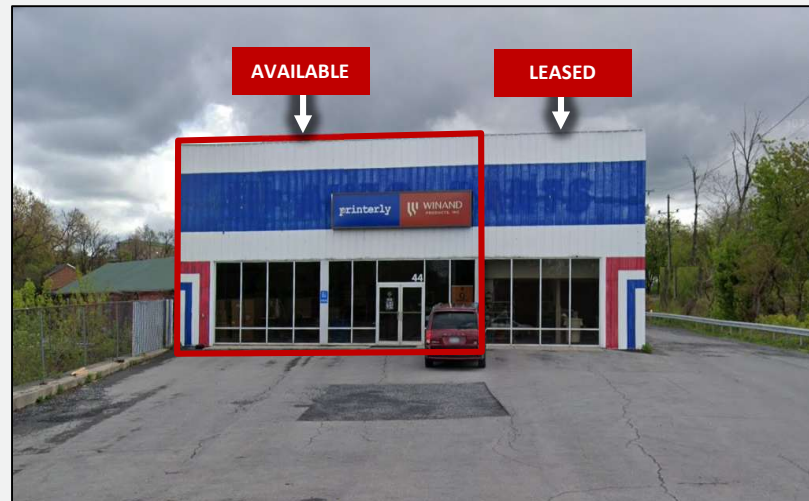


AVAILABLE OPPORTUNITY

- » FOR LEASE: 3,000 SF
- » Mixed-Use Commercial Space

PROPERTY HIGHLIGHTS

- » Multiple uses including, warehouse, office, retail and more
- » Parking in the front with rear loading dock
- » Excellent visibility with monument signage available & High Traffic Counts: 21,064 VPD on Arterial Highway W
- » Prime location just off Arterial Highway W in the heart of the City of Auburn and within walking distance to Cayuga Community College, Auburn Community Hospital & downtown Auburn
- » Less than 3 miles from Auburn Plaza, Walmart, Lowes & BJs



FOR MORE INFORMATION, PLEASE CONTACT:



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

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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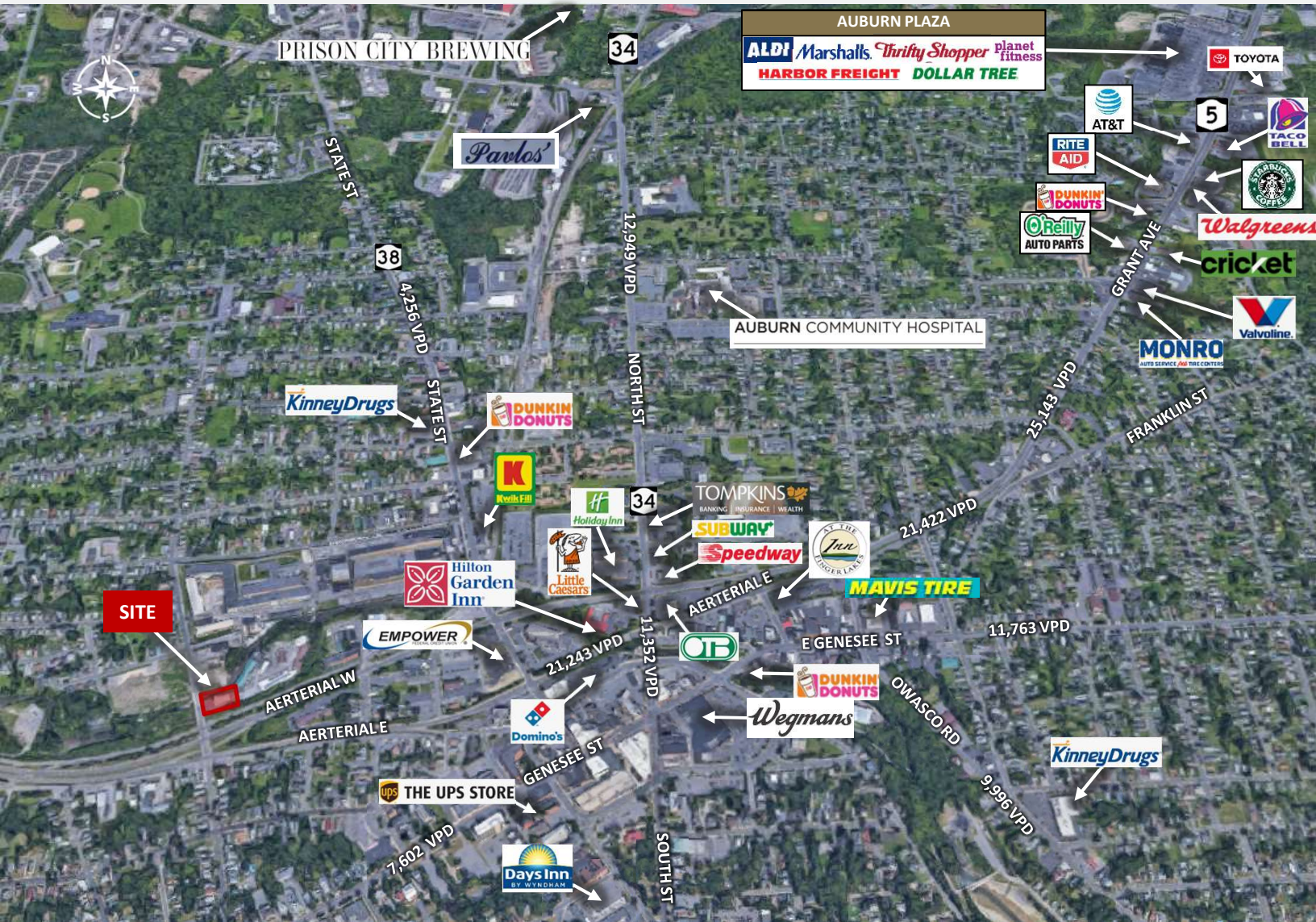
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MARKET AERIAL



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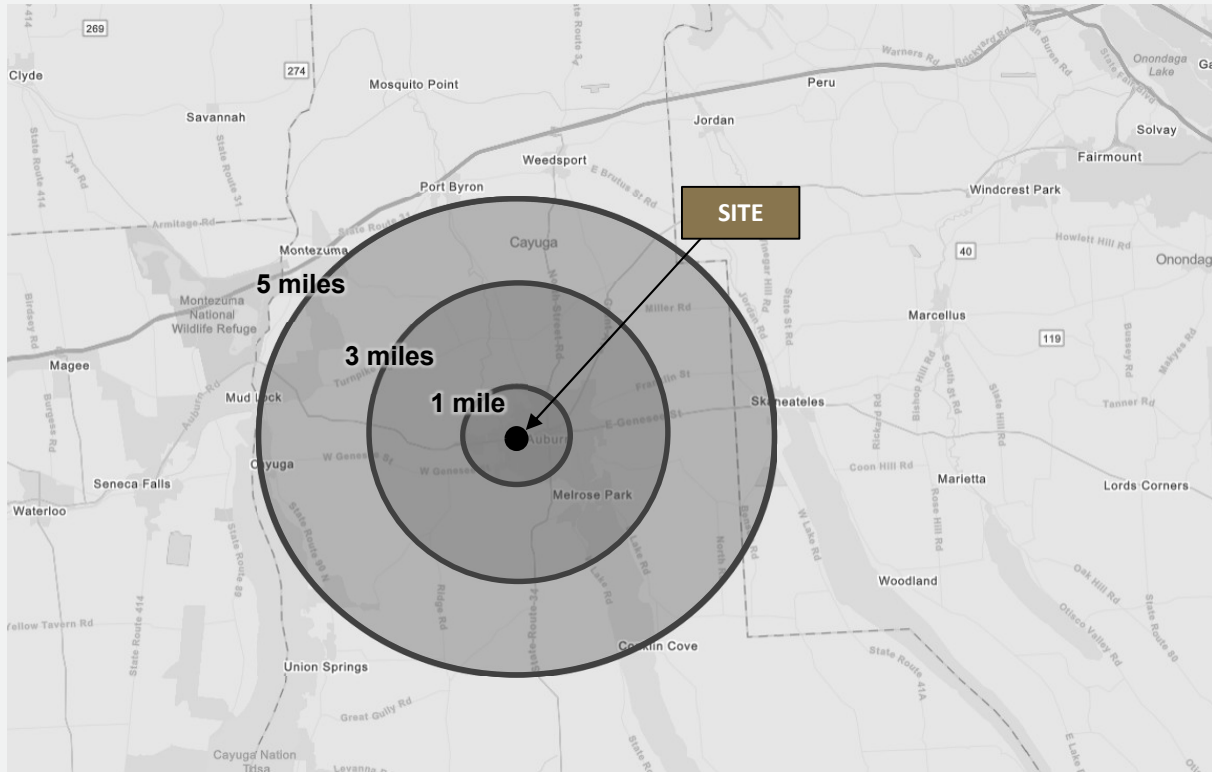
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DEMOGRAPHICS



| DEMOGRAPHIC SNAPSHOT | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|----------|
| Total Population | 14,659 | 31,698 | 35,558 |
| Daytime Population | 17,241 | 34,294 | 37,745 |
| Households | 6,127 | 14,059 | 15,562 |
| Average Household Income | \$40,931 | \$59,116 | \$61,608 |



1,382
Businesses



20,888
Employees



\$174,736
Median Home Value



42.6
Median Age

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