

37 E Genesee Street

Auburn, NY 13021



eXp Commercial | 165 Broadway Suite 23rd Floor | New York, NY 10006 |

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FOR SALE | 37 E Genesee Street

Auburn, NY 13021



Offering Summary

Sale Price:	\$530,000
Lease Rate:	\$55,000 Yr. NNN
Building Size:	7,086 SF
Lot Size:	0.5 Acres
Price / SF:	\$74.80
Year Built:	1980
Zoning:	Downtown Commercial
Traffic Count:	11,763

Property Overview

The former Goodyear store, located in Auburn, NY, is available for sale or lease. Features a 7,086 SF building situated on 0.5 acres and is located along a business corridor near other national retailers and local businesses.

Property Highlights

- High Visibility
- Easy Access
- High Ceilings
- (7) 12' Drive-in Doors
- Low Maintenance Building

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Location Description

Located on E Genesee St (St Rt 20) just off Owasco St.

Location Details

County

Cayuga

About Auburn

The City of Auburn (pop. 27,138) is located approximately 25 miles west of Syracuse, NY, and 120 miles east of Buffalo, NY. Located in the heart of the Finger Lakes Region of New York State, Auburn is the county seat of Cayuga County and its largest community. The City of Auburn is rich in history, arts, and culture, offering many museums, historic sites, and national landmarks such as the Harriet Tubman National Historical Park and the Seward House Museum. Auburn is also known for its thriving arts scene featuring the Auburn Public Theater and the Schweinfurth Art Center. Visitors are encouraged to start their visit at the new NYS Equal Rights Heritage Center in downtown Auburn which houses Auburn's Visitor Information Center. You will find many older established residential neighborhoods surrounding Auburn's traditional downtown, which is an NYS Downtown Revitalization Initiative recipient and has recently benefited from major revitalization projects. The City improved the public infrastructure within the downtown core, and new projects have sprung up due to additional private investment. As the County seat, in the center of the County, Auburn is the location of many countywide government services, banking, finance, legal and medical services. The Auburn city schools are excellent, and Auburn also offers convenient access to higher education at Cayuga Community College. Auburn is a "full service" city offering a full-time Police and Fire Department, curbside trash and recycling pickup, many neighborhood parks, recreation events, city-sponsored summer concerts, and much more. Auburn Community Hospital is the only hospital in the County providing a broad spectrum of health care services. Employment opportunities for those with matching skills, especially in light manufacturing, such as precision metalworking, plastics, and fiber optics, and a range of service-related jobs supported by education, government, retail, and the medical industry. In a regional sense, there are also employment opportunities in Syracuse (about 35 minute's drive to the east) and Ithaca (about a 45-minute drive to the south).

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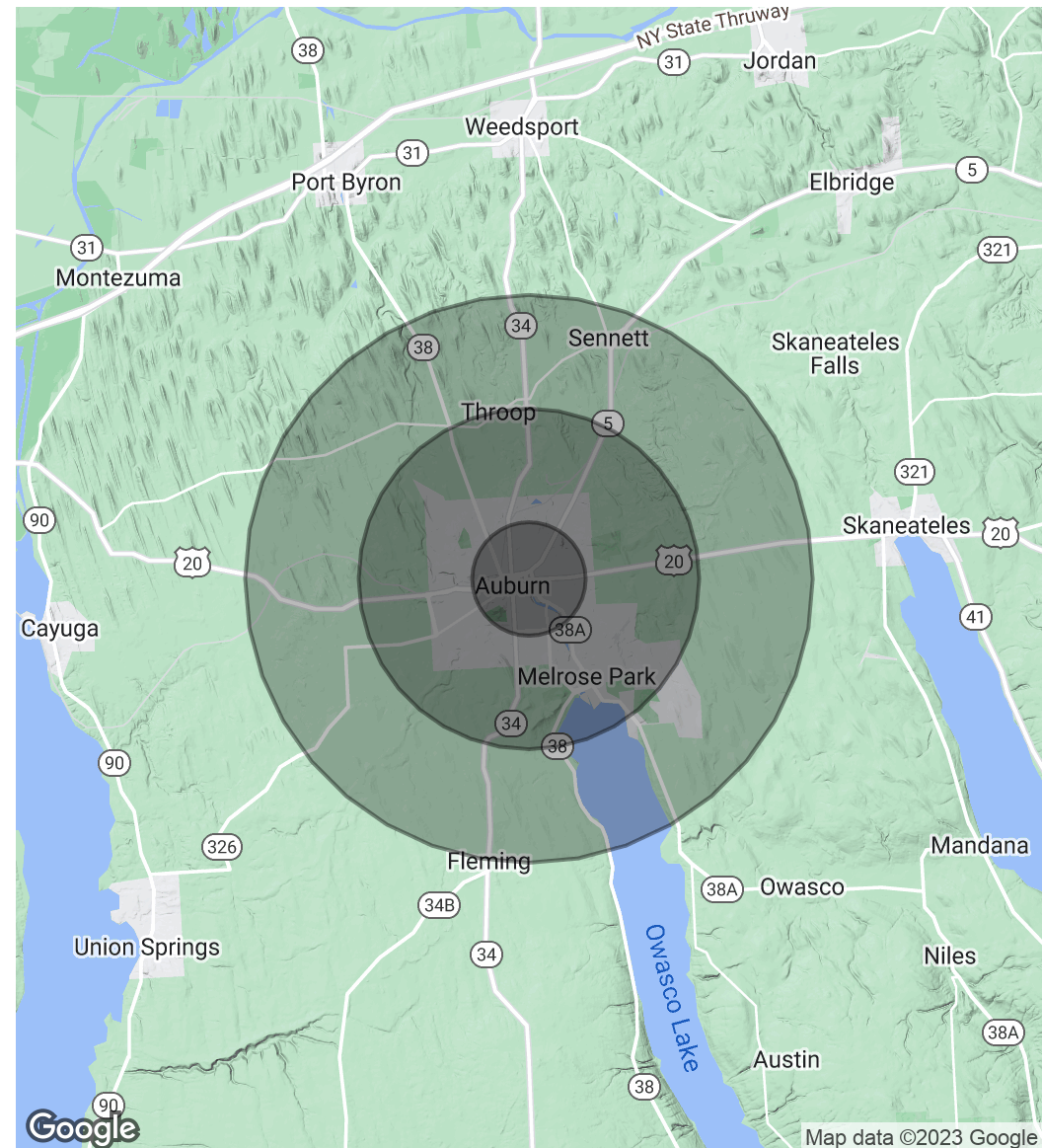
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Population	1 Mile	3 Miles	5 Miles
Total Population	14,857	30,875	35,657
Average Age	42.0	41.7	42.6
Average Age (Male)	40.0	40.5	41.4
Average Age (Female)	45.2	44.0	44.7
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,334	14,825	17,006
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$49,313	\$55,541	\$60,303
Average House Value	\$104,066	\$120,543	\$129,316

* Demographic data derived from 2020 ACS - US Census



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