

47 Genesee Street -Nolan Block District

AUBURN, NY 13021



AVAILABLE OPPORTUNITY

FOR LEASE: Multiple commercial spaces available

- » Space # 41 - 2,986 SF
- » Space# 43 - 1,133 SF
- » Space# 49 - 659 SF
- » Space# 53 - 1,341 SF

PROPERTY HIGHLIGHTS

- » Multiple potential uses including Office, Medical, Retail or Service-oriented
- » Recently remodeled space in historic Nolan Block District in vibrant downtown Auburn
- » Great location directly across from Wegman's and walking distance to all restaurants, hotels and banks
- » Nearby parking garage plus ample street parking
- » Just 1.5 miles from Cayuga Community College

FOR MORE INFORMATION, PLEASE CONTACT:



GINA SPENO
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Gina@VentureBrokerageGroup.com

COMMERCIAL SPACE FOR LEASE

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VENTURE
BROKERAGE GROUP

SITE PHOTOS



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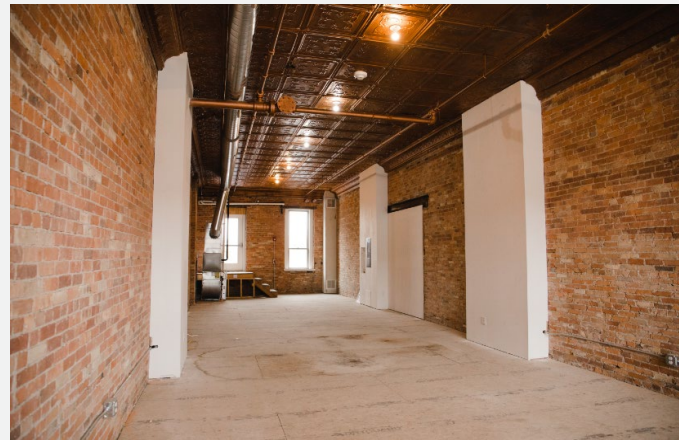
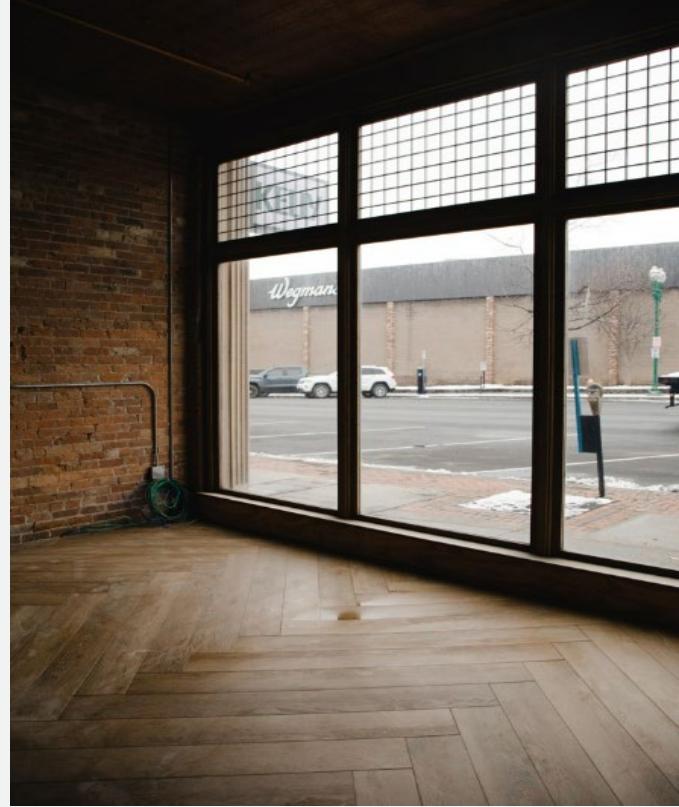
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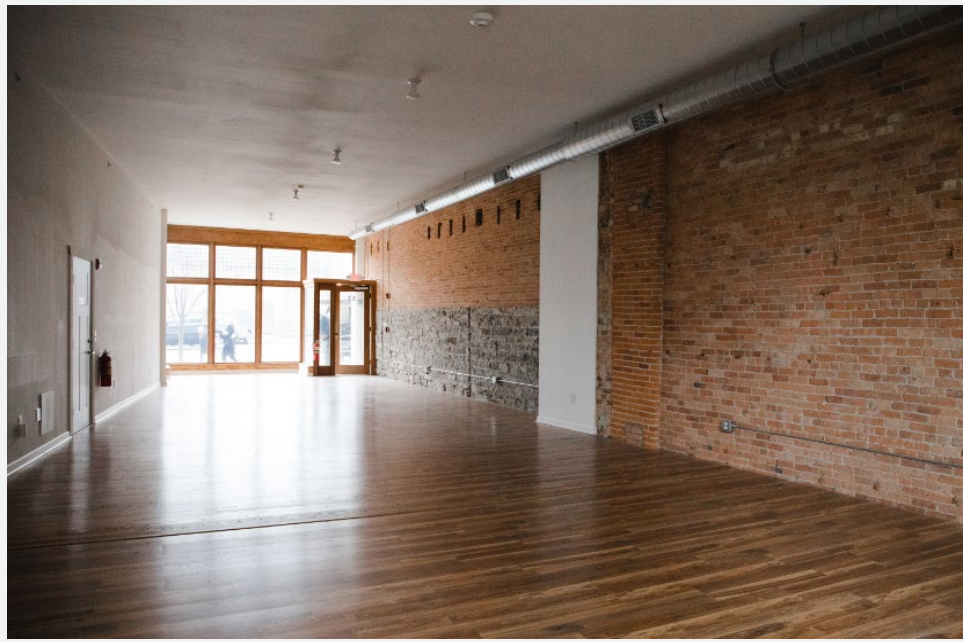
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SITE OVERVIEW



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TRADE AERIAL



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MARKET AERIAL



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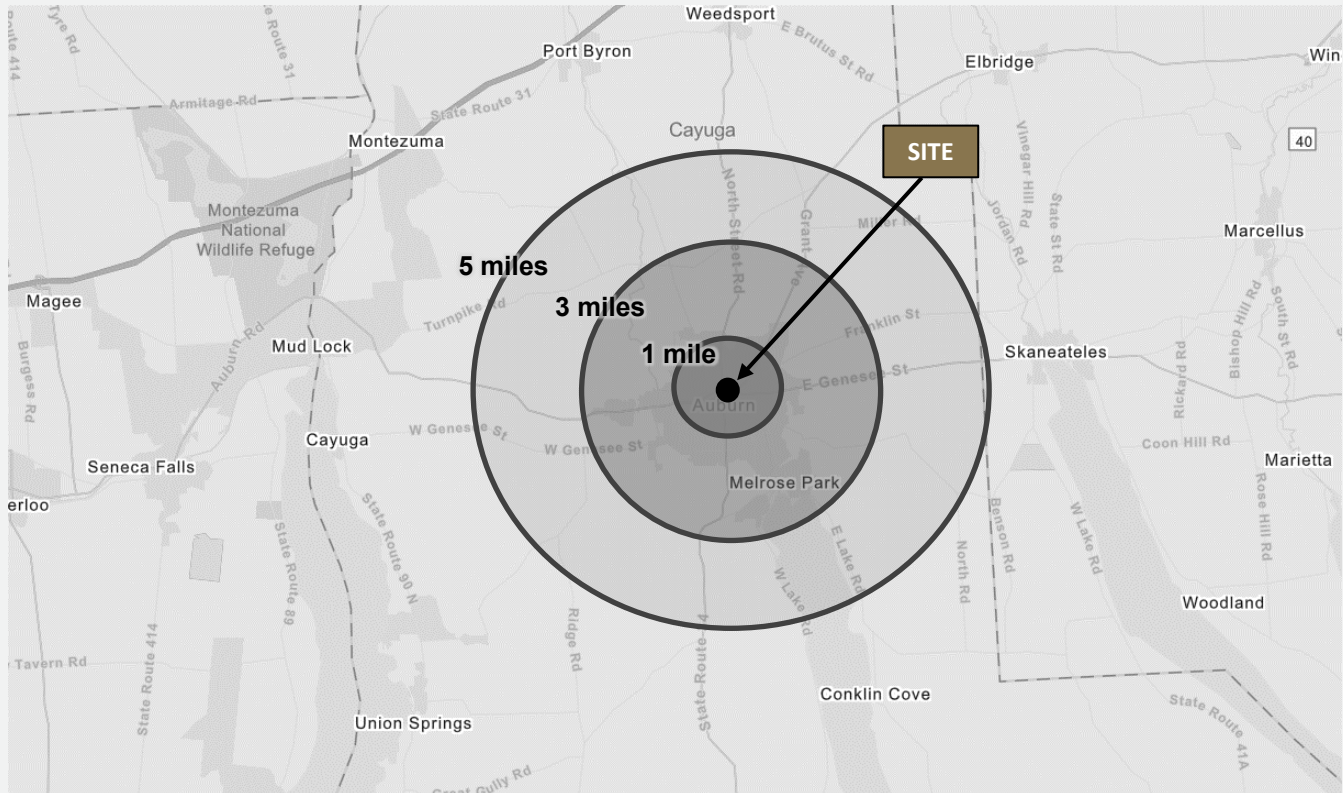


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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	13,363	31,765	36,091
Daytime Population	14,200	34,603	38,732
Households	5,488	13,895	15,610
Average Household Income	\$40,947	\$54,238	\$57,978



1,369
Businesses



20,856
Employees



\$130,214
Median Home Value



41.9
Median Age

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