



SUMMARY

Lease Rate:	\$10 SF/yr (NNN)
Building Size:	6,000 SF
Available SF:	6,000 SF
Lot Size:	0.44 Acres
Building Type:	Retail / Warehouse
Loading:	1 Bumper Height Dock
Zoning:	CC - Center Corridor District

OVERVIEW

This single story commercial clear span building of approximately 6,000 square feet has over 10 car parking spaces directly in front of the building. There is a food grade production area on the first floor with offices above, along with plenty of warehouse area for product storage. There is a bumper height truck dock in the back of the building.

Located just off the Arterial Highway (NYS Routes 5 & 20) in the City of Auburn on Washington Street. The building has great visibility, with easy access to Downtown Auburn and nearby amenities.

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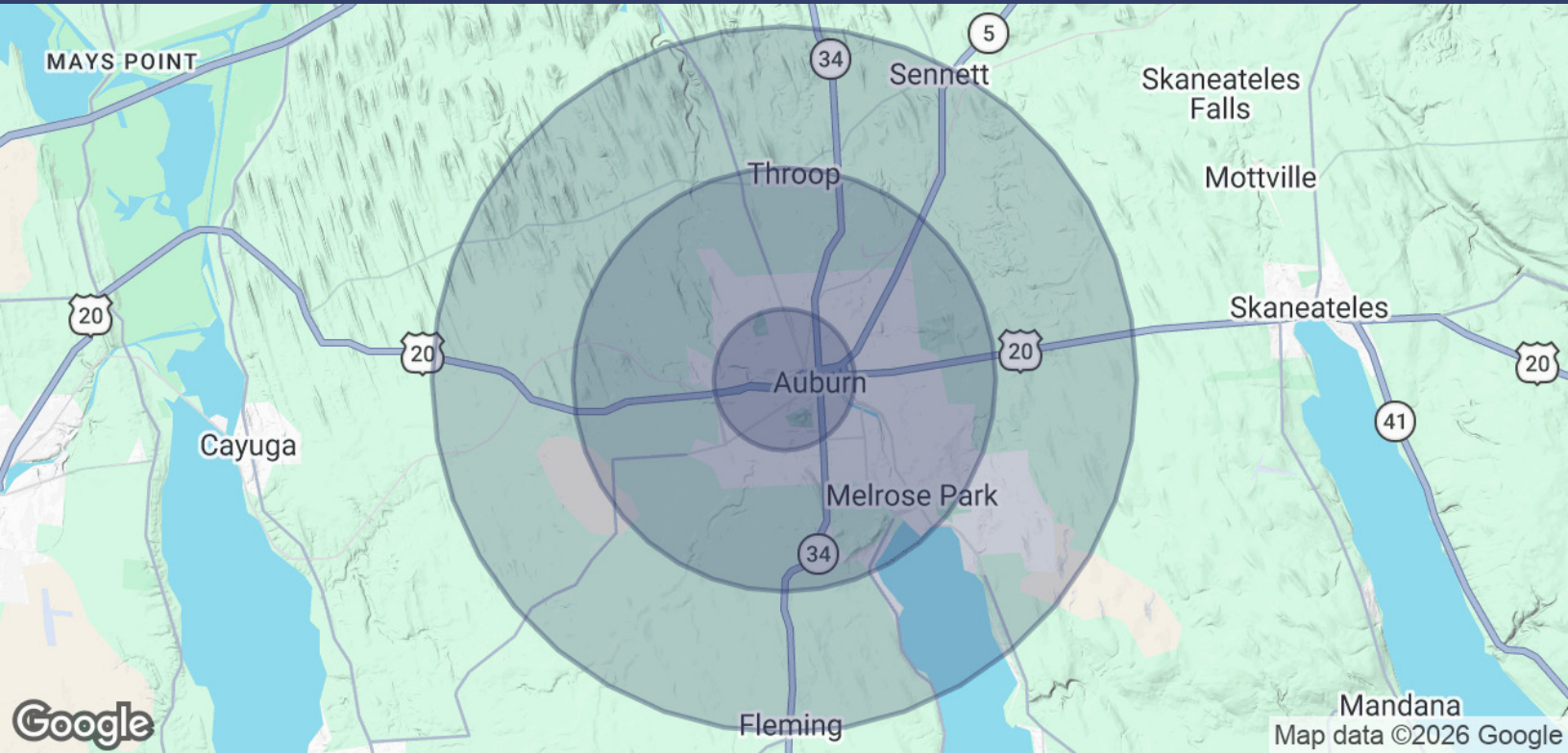
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- 6,000 Sf of Flex Retail Space
- Great Location Just off the Arterial
- 10 Car Parking
- Food Grade Production Area
- One Bumper Height Loading Dock







POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,744	30,256	34,941
Average Age	39.6	42.9	43.8
Average Age (Male)	37.1	41.5	42.4
Average Age (Female)	43.2	44.6	45.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,110	13,382	15,297
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$55,951	\$71,580	\$77,518
Average House Value	\$129,966	\$167,486	\$181,916

2023 American Community Survey (ACS)