



SUTTON
REAL ESTATE COMPANY

FOR SALE

**EAST HILL MEDICAL
CENTER
144 GENESEE STREET
AUBURN, NY 13021**



PROPERTY FEATURES

- Five-story, 61,712± SF medical office and retail building
- .44-acre parcel with 16 off-street parking spaces
- Built in 1968, brick, concrete and steel with flat rubber roof
- Floor plates approximately 10,080 SF
- 45,000 SF medical office on top four floors
- First-floor retail with common area and lobby
- 9,700 SF basement with former restaurant
- Two elevators, one stairwell and penthouse mechanicals
- Street parking and public garage across the street
- Downtown corner location at Genesee St. and William St.





THE OFFERING

- Prominent landmark downtown building in Auburn
- Excellent visibility and accessibility, with ADT of 7,200
- Lower-level retail and basement restaurant potential
- Excellent walkability score with downtown amenities
- Candidate for state, county and city initiative programs
- Adaptive reuse opportunity for residential conversion
- Strong draw from Cayuga County and Finger Lakes regions
- "Lifestyle and Value" housing option lacking in this market

AUBURN

Located at the northern end of Owasco Lake and just 25 miles west of Syracuse, Auburn serves as the commercial, healthcare, governmental, and cultural hub of Cayuga County. Positioned in the heart of New York's renowned Finger Lakes Region, Auburn offers the unique combination of small-city convenience, historic character, and direct access to one of the Northeast's premier tourism destinations.



AUBURN

The local economy is supported by a diverse employment base that includes healthcare, manufacturing, education, government, and tourism. Major employers include Auburn Community Hospital, the largest employer in Cayuga County and the region's primary healthcare provider, along with advanced manufacturers, correctional facilities, educational institutions, and numerous regional service businesses. Auburn also benefits from its proximity to the greater Syracuse metropolitan area and the transformational economic impact of Micron Technology's planned semiconductor campus in nearby Clay, NY.





FINGER LAKES LIFESTYLE

Auburn's location places residents within minutes of some of the most celebrated wineries, breweries, and scenic destinations in the Finger Lakes. The Cayuga Lake Wine Trail, America's first wine trail, is located nearby and connects dozens of wineries, breweries, cideries, and distilleries. Owasco Lake, Cayuga Lake, Skaneateles Lake, and Seneca Lake provide exceptional boating, fishing, hiking, and outdoor recreation opportunities. The Finger Lakes region attracts millions of visitors annually for its vineyards, lakefront communities, culinary experiences, and natural beauty.



TOURISM AND REGIONAL ATTRACTIONS

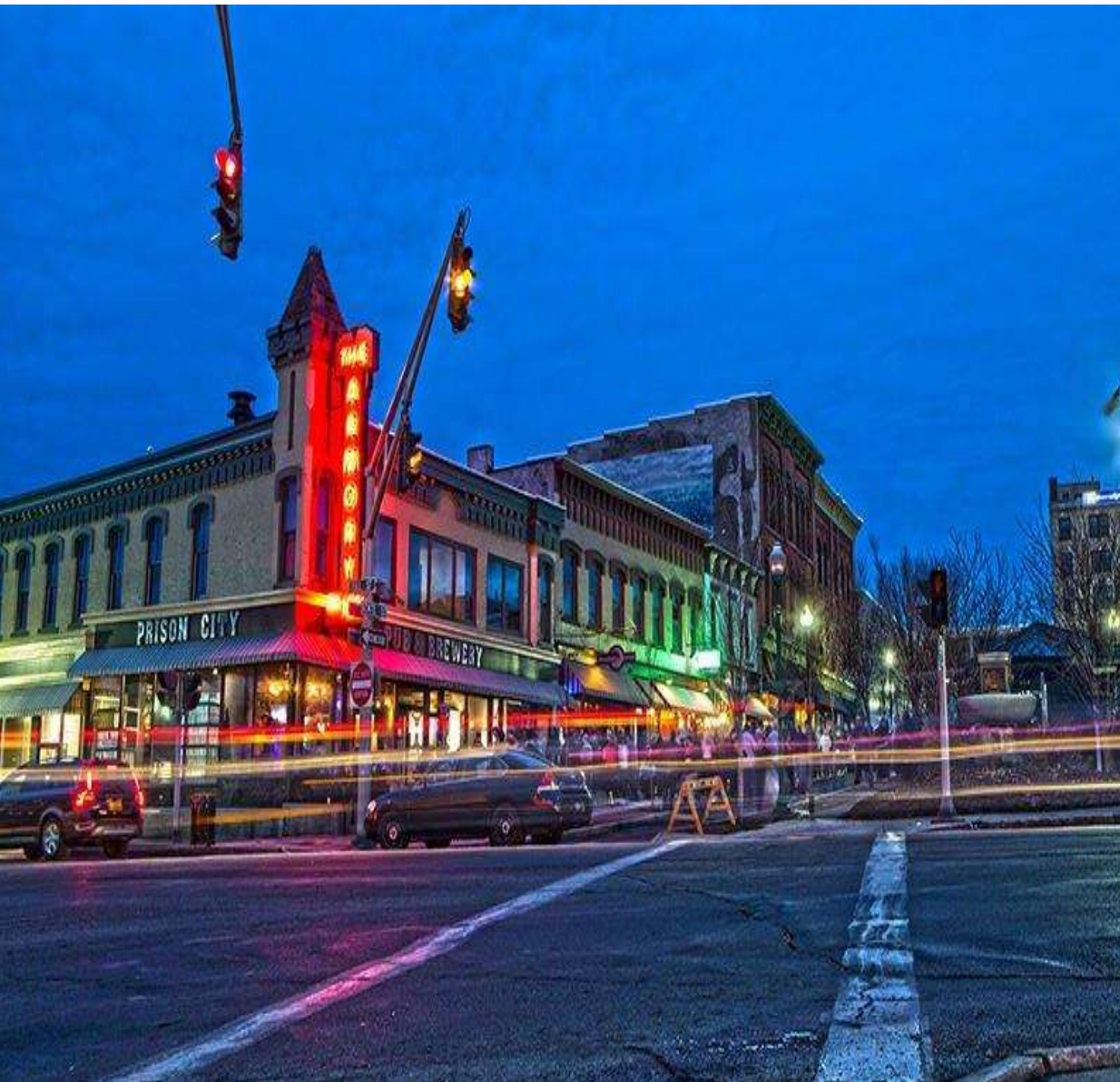
Auburn is widely recognized as "History's Hometown," attracting visitors year-round to nationally significant historic sites including the Harriet Tubman National Historical Park, the Harriet Tubman Home, and the William H. Seward House Museum. The city's rich connection to the Underground Railroad, abolitionist movement, and women's rights history makes it a major heritage tourism destination.

Residents and visitors enjoy a vibrant arts and entertainment scene featuring the Auburn Public Theater, Schweinfurth Art Center, the Cayuga Museum of History & Art, and numerous festivals, concerts, sporting events, and community celebrations throughout the year.



DINING, SHOPPING AND ENTERTAINMENT

Downtown Auburn has experienced significant revitalization and today offers an expanding collection of locally owned restaurants, craft breweries, specialty retailers, galleries, and entertainment venues. The district is anchored by award-winning dining establishments, popular craft breweries, boutique shopping, public art installations, and cultural attractions that create a lively downtown environment. Nearby Skaneateles, one of the Finger Lakes' most affluent and visited villages, provides additional upscale dining, shopping, and hospitality options just minutes away.



BENEFITS OF DOWNTOWN AUBURN LIVING

Residents living within Auburn's downtown district enjoy a highly walkable urban environment with convenient access to restaurants, coffee shops, entertainment venues, cultural attractions, healthcare services, and everyday conveniences. Downtown Auburn has been the recipient of significant New York State Downtown Revitalization Initiative funding, resulting in substantial public and private investment, streetscape improvements, historic building renovations, and new residential and mixed-use development opportunities.



BENEFITS OF DOWNTOWN AUBURN LIVING

- Walkable access to dining, entertainment, arts, and cultural venues
 - Proximity to healthcare services and major employers
 - Access to public events, festivals, and community programming
 - Historic architecture and unique urban character
 - Easy access to Owasco Lake and Finger Lakes recreation
 - Convenient commuting to Syracuse and the greater Central New York region
 - Continued public and private investment supporting long-term growth and property value appreciation.
- For investors, businesses, and residents alike, Auburn offers a compelling combination of economic stability, tourism-driven activity, historic significance, and access to the world-class amenities of the Finger Lakes Region.



MAJOR EMPLOYERS

NUCOR CORPORTATION: North America's largest and most diversified manufacturer of steel and fabricated steel products.

TESSY PLASTICS and CURRIER PLASTICS: Are major employers in the Auburn area. They are focused on sustainability in plastics production.

MEDENT and CAYUGA MILK: Large employers also include major factories, large retail stores, and a hotel industry that benefits from being located close to Syracuse but far enough away for more affordable rates.

AUBURN COMMUNITY HOSPITAL: Provides high-quality health and emergency care to the area. Employing over 1,500 people and a rich history the Auburn Community Hospital is a pillar to the community.

TRAVEL DISTANCES

SYRACUSE, NY - 28.6 mi

39 MIN (Driving)

ROCHESTER, NY - 62.8 mi

1 HR 15 MIN (Driving)

NEW YORK, NY - 251 mi

4 HR 20 MIN (Driving)

5 HR 43 MIN (Train)

4 HR 30 MIN (Bus)

BENEFITS OF CENTRAL LOCATION:

Syracuse is a short 40-minute commute so coming home to the smaller town lifestyle, with the convenience of all amenities nearby, is welcomed by many.

Rochester has a large number of employers with remote work opportunities, yet a commute of just over an hour makes the Auburn living experience achievable.





MICRON

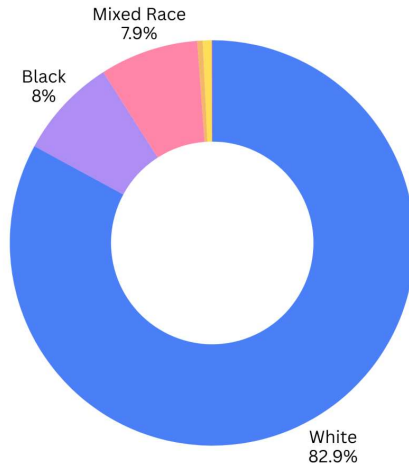
INVESTMENT AND IMPACT: Micron is building a manufacturing facility, representing \$100 billion investment. The project, in Clay, near Syracuse, will create thousands of jobs, spur economic growth, and establish a major hub for chip production in the U.S.

- ▶ **INVESTMENT:** a total of \$100 billion over two decades, with the first phase costing \$10 billion.
- ▶ **JOBS:** the project is expected to create nearly 50,000 new jobs.
- ▶ **IMPACT:** expected to significantly boost the regional economy, with local leaders working to build over 2,000 new homes annually to accommodate the influx of workers.
- ▶ **TIMELINE:** Site preparation and some initial construction work planned for late 2025-early 2026.

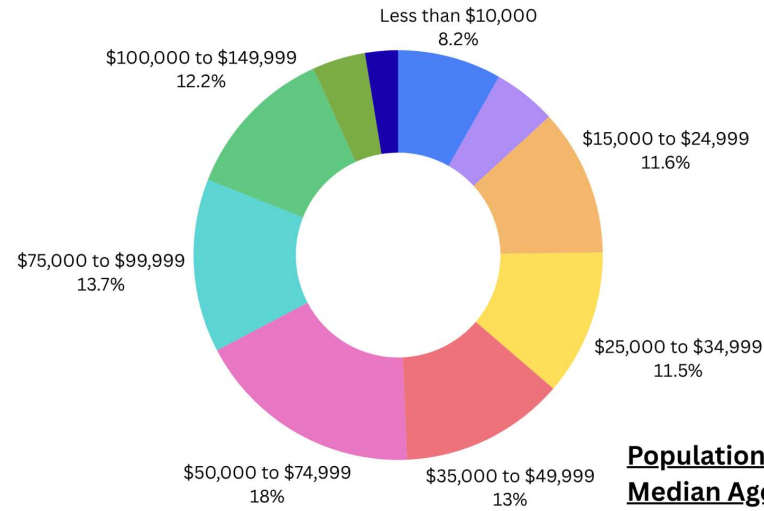
ZIP CODE 13021/13024 AUBURN, NY

Source: US Census Bureau

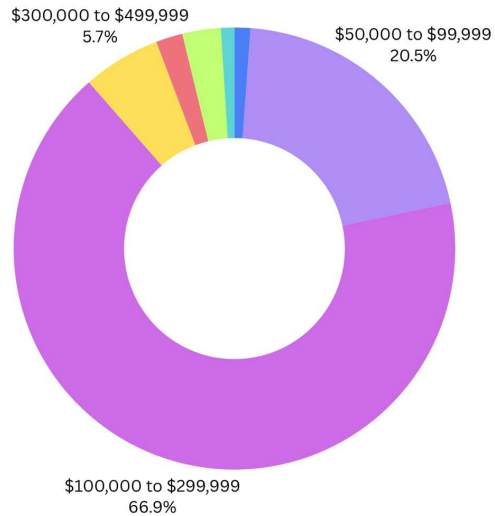
Race



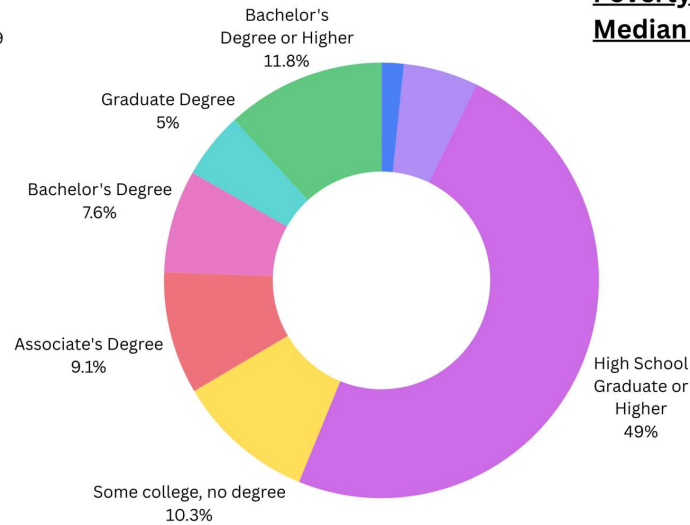
Household Income



Home Value



Education



Population: 26,285
Median Age: 41
Median Household Income: \$51,052
Poverty Rate: 19.5%
Median Value of Homes: \$219,049



















ARTIST'S RENDERING

**OFFERED AT
\$1,990,000**



**525 PLUM ST.
SUITE 100
SYRACUSE, NY 13204
(315)424-1111
www.Suttoncos.com**



Stephen Saleski
Associate Real Estate Broker
(M) 315-727-3103
ssaleski@suttoncos.com



Chris Cheney
Real Estate Salesperson
(M) 315-632-1632
ccheney@suttoncos.com