

SUTTON
REAL ESTATE COMPANY

FOR SALE OR LEASE | PROFESSIONAL OFFICE

8016 East Genesee Street, Fayetteville, NY 13066



PROPERTY FEATURES

- 5,200 +/- SF on 1.63 acres
- Beautiful Fayetteville Setting Overlooking Pond- Minutes from Green Lakes State Park
- 16 private offices
- 9 rooms with wiring and plumbing in place for Nitrous oxide/oxygen with automatic empty tank change over system; two sinks in each of the 9 private rooms
- Four bathrooms—2 visitors, 1 staff and 1 private
- Large bullpen area
- Conference room
- Business/reception area, 10 work stations, 2 private business offices
- Staff breakroom with full kitchen
- 30+/- parking spaces
- 4 HVAC zones with anti-viral & anti-bacterial UV air sanitizers
- Additional 3,000 SF in lower level for storage

CONTACT EXCLUSIVE AGENT:

Barton K. Feinberg

Director of Brokerage, Associate Broker

(M) 315.447.8668

bfeinberg@suttoncos.com

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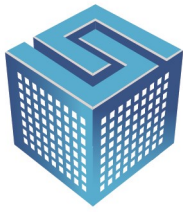
525 Plum Street, Suite 100

Syracuse, New York 13204

315.424.1111

www.suttoncos.com

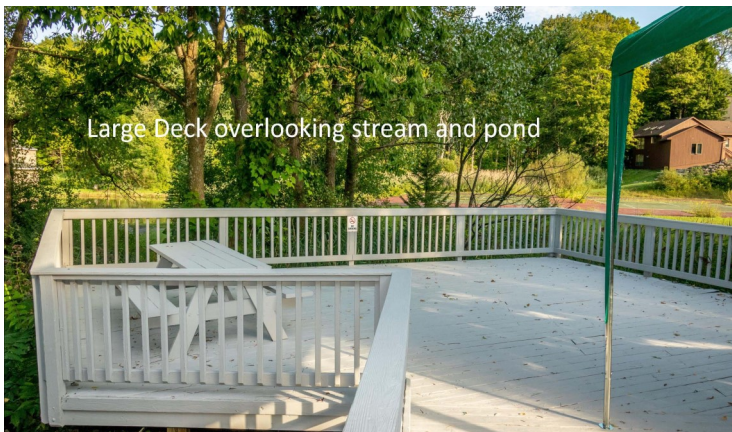
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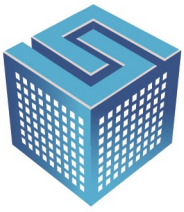
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Reception Area
Modified Due to
Covid-19



Consultation
Room

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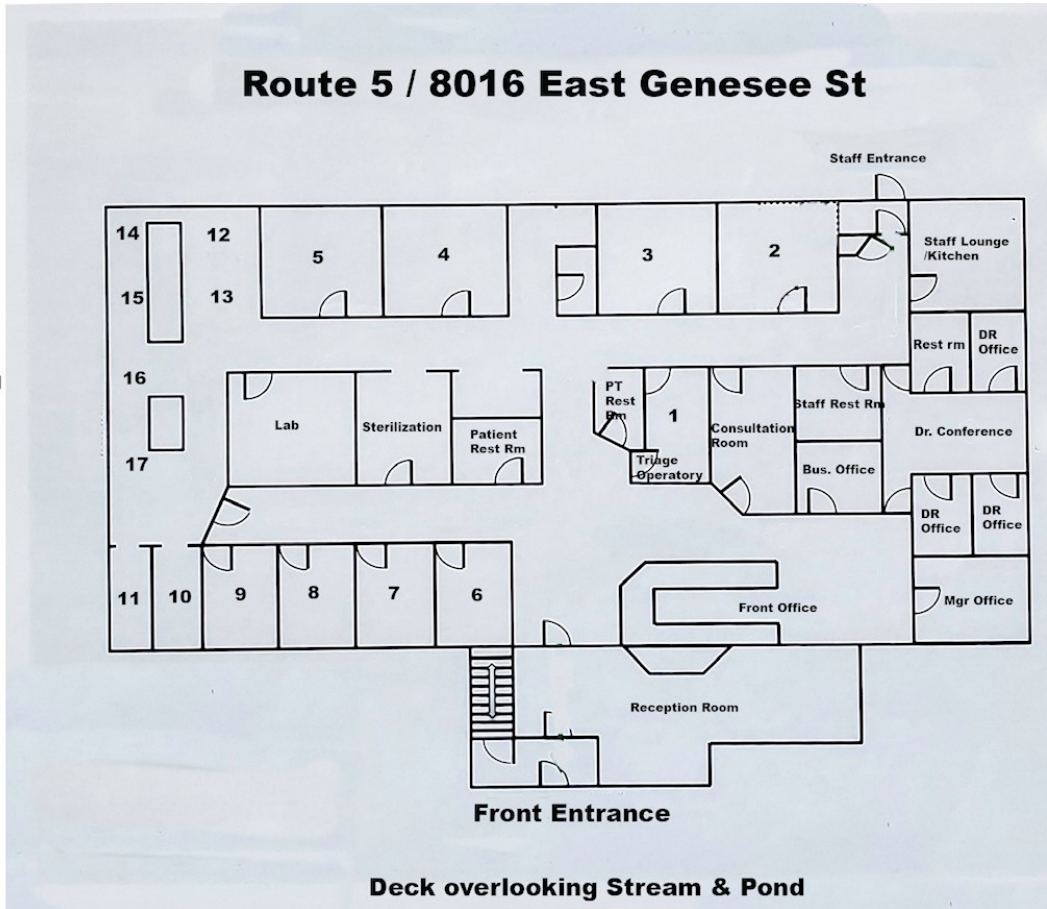
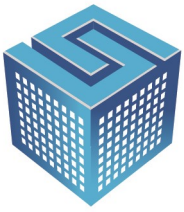
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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	1,538	19,106	24,041
Households	691	8,301	9,410
Average Household Income	\$116,537	\$91,223	\$84,783

TRAFFIC COUNTS

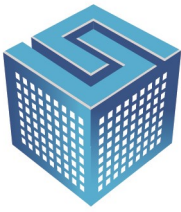
- 10,940 AADT NYS DOT 2008

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Four Seasons Golf & Ski/Tubing Hill
(neighbor to the west)



Spring Fed Pond Adjacent to Office

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