



PROPERTY FEATURES

- 11,200+/- SF two-story masonry office building
- Multi-tenanted building for investor or user
- 20 car parking
- Conveniently located on west edge of downtown - easy access to I-690 and I-81.
- Common area conference room plus shower for fitness-minded tenants
- Current owner will remain as tenant
- Upside potential with underused space



CONTACT EXCLUSIVE AGENT:

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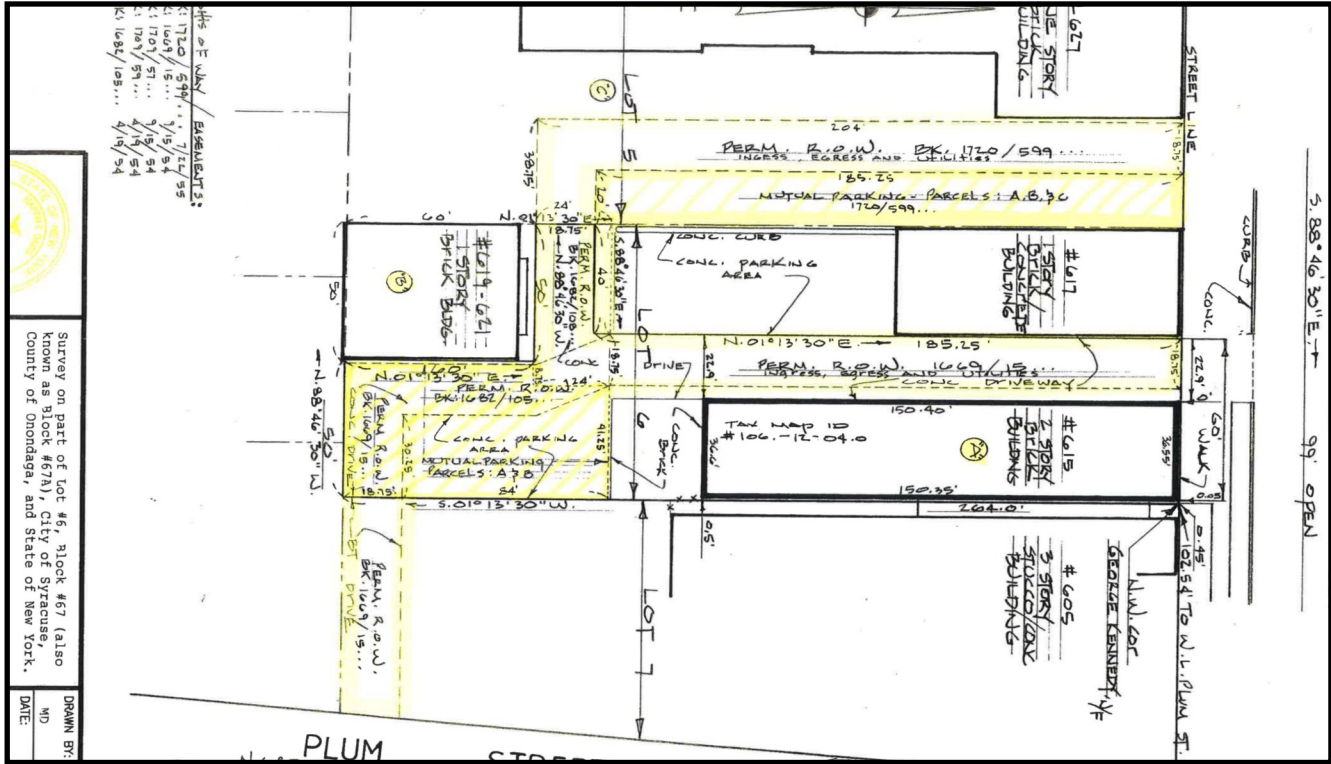
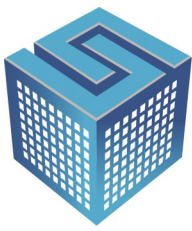
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DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
Population	76,790	226,670	377,660
Households	29,460	91,720	152,560
Average Household Income	\$46,600	\$91,720	\$76,020
Employees	100,840	184,890	257,180
Businesses	6,715	12,891	18,964

Source: CoStar 2021

TRAFFIC COUNTS ADT

- W Genesee/Leavenworth Sts — 13,010
- Erie Blvd W/Plum St — 13,340
- I-690/Leavenworth St — 66,330

Source: CoStar 2021

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