

ENCORE CENTER FOR LEASE

831 Route 5 & 20, Geneva, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



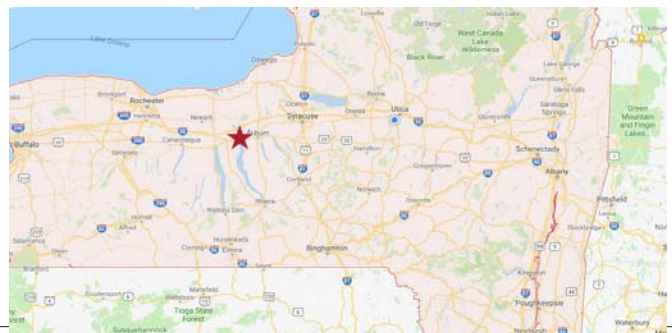
PROPERTY HIGHLIGHTS

Encore Center is located along the prime retail corridor at Routes 5 & 20 (Canandaigua Road). Major employers in the area are Hobart and William Smith College, Geneva General Hospital and New York State Agricultural Experiment Station.

KEY FEATURES

- ❑ Located on busy retail corridor
- ❑ High Traffic & Visibility
- ❑ AADT = 29,195

Dominic Pavia, President
Licensed Real Estate Broker
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5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13221

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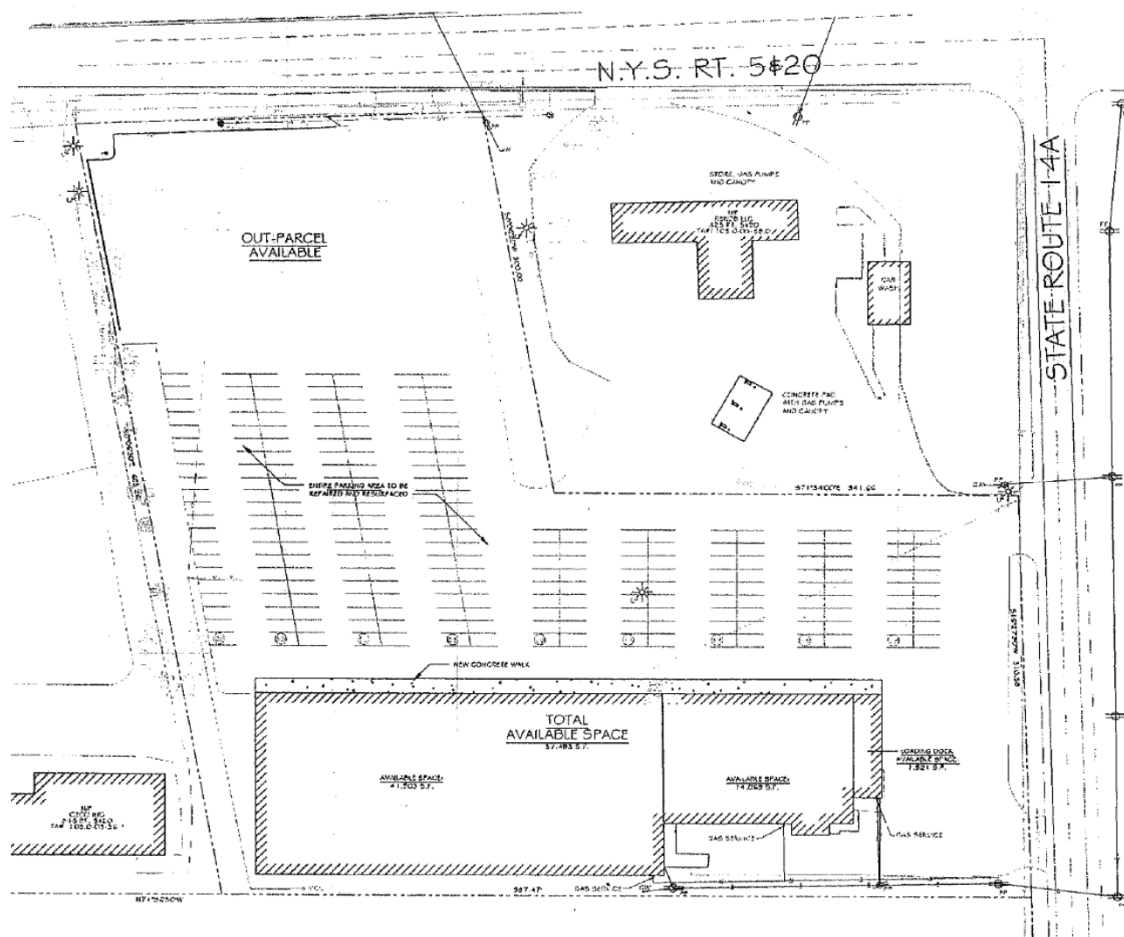
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DEMOGRAPHICS	5 MILE	10 MILE	25 MILE
Population	19,937	43,713	269,269
Households	7,714	16,930	105,133
Average HH Income	\$56,167	\$57,367	\$64,342
Daytime Population	8,709	17,499	95,681



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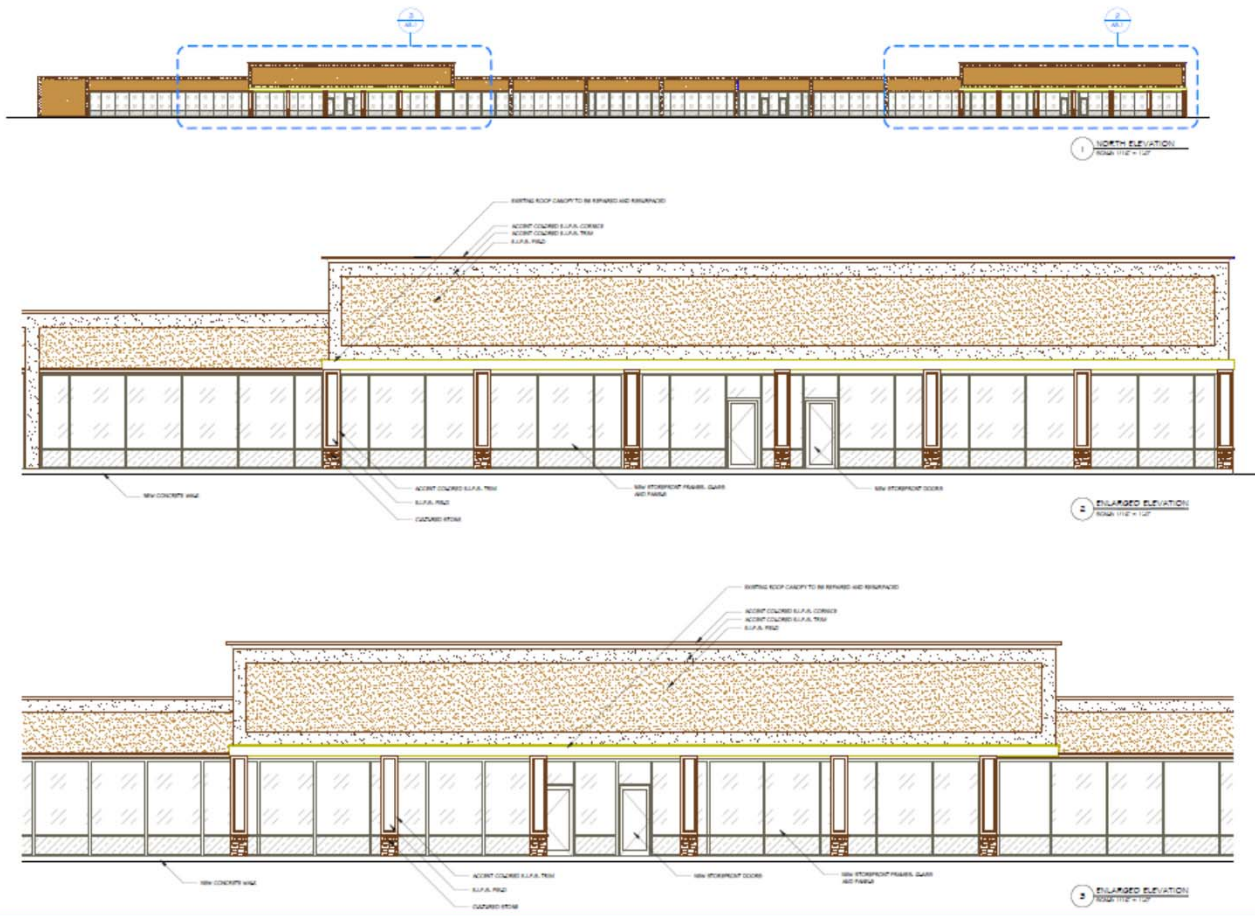
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Finger Lakes Design	
By: [Signature]	
Scale: 1/8" = 1'-0"	
Date: 10/1/2019	
Project: 1658	
Sheet: A3.1	
ELEVATIONS	
RENOVATIONS	
ENCORE CENTER	
833 ROUTES 5&20	
GENEVA, NEW YORK	
DATE: 10/1/2019	SCALE: 1/8" = 1'-0"
DESIGNED BY: [Signature]	DRAWN BY: [Signature]
CHECKED BY: [Signature]	APPROVED BY: [Signature]
PROJECT NO. 1658	SHEET NO. A3.1



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Address:	831 Routes 5 & 20	Cross Street:	Routes 14A & 245
City:	Geneva	Roof Type:	Flat
State:	New York	Zoning:	Retail
Zip:	14456	Total Assessment:	N/A
County:	Ontario	RE Taxes:	TBD
Tax ID:	N/A	CAM:	TBD
Lease Type:	NNN	Space is Currently:	Vacant
Lease Price:	\$ 5.00-\$ 10.00 SF	No. of Floors:	1
Sale Price:	N/A	Bldg. Total SF:	57,483 +/-
Year Built:	N/A	Available SF:	3,500-57,483 +/-
Parking Spaces:	300 +/-	Retail:	57,483 +/-
and Size/Dimensions:	N/A	Office:	N/A
Electricity/Amps:	Yes	Warehouse:	N/A
Gas Type:	Natural Gas	Other:	N/A
HVAC:	Yes	Loading Facilities:	No
Elevator:	N/A	Ceiling Height:	N/A
Sprinkler:	No	Traffic Count:	15,777
Water:	Public	Sewer:	Public



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