

# ENCORE CENTER | FOR SALE

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

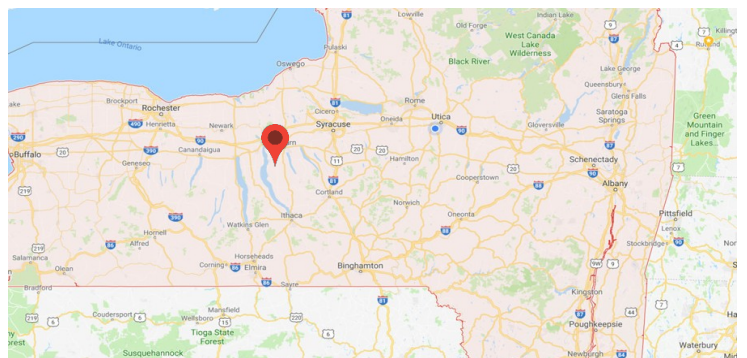
- ❑ Located on busy retail corridor
- ❑ High Traffic & Visibility
- ❑ AADT = 29,195



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5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
Syracuse, New York 13221

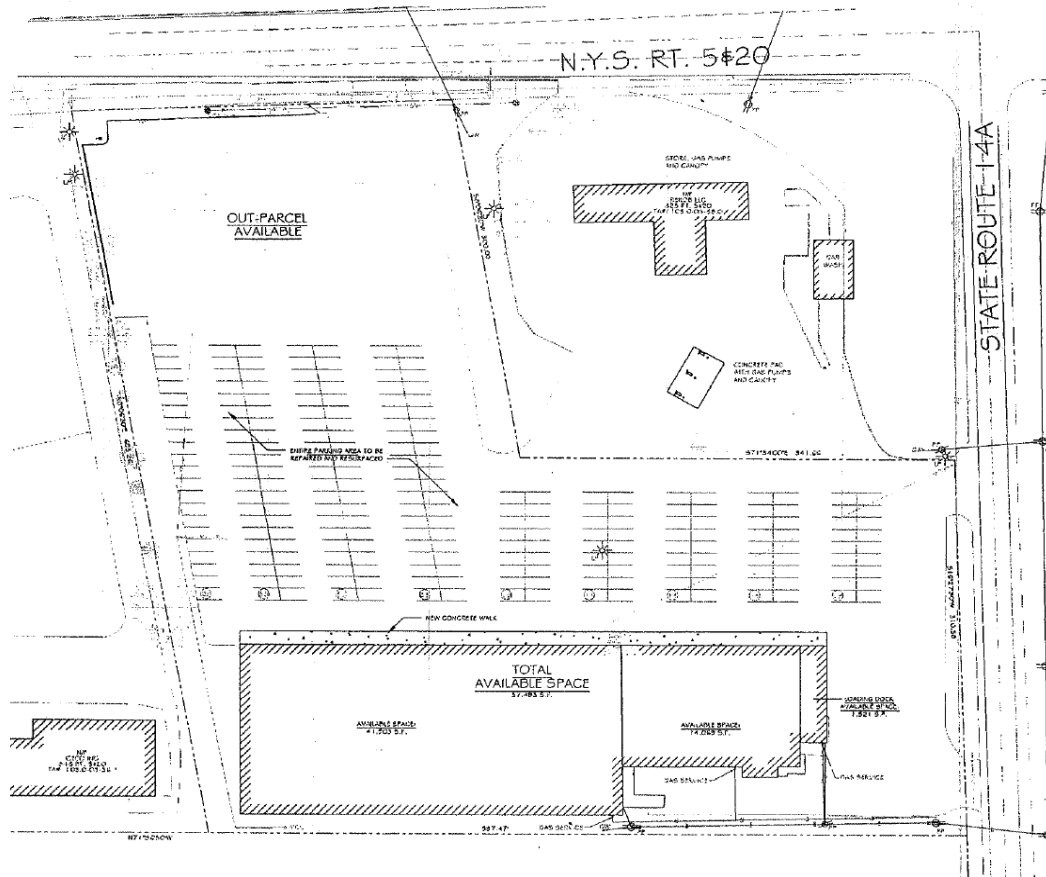
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Demographics	3 Miles	5 miles	10 Miles
Population	19,937	43,713	269,269
Households	7,714	16,930	105,133
Avg. HH Income	\$56,167	\$57,367	\$64,342
Daytime Population	8,709	17,499	95,681



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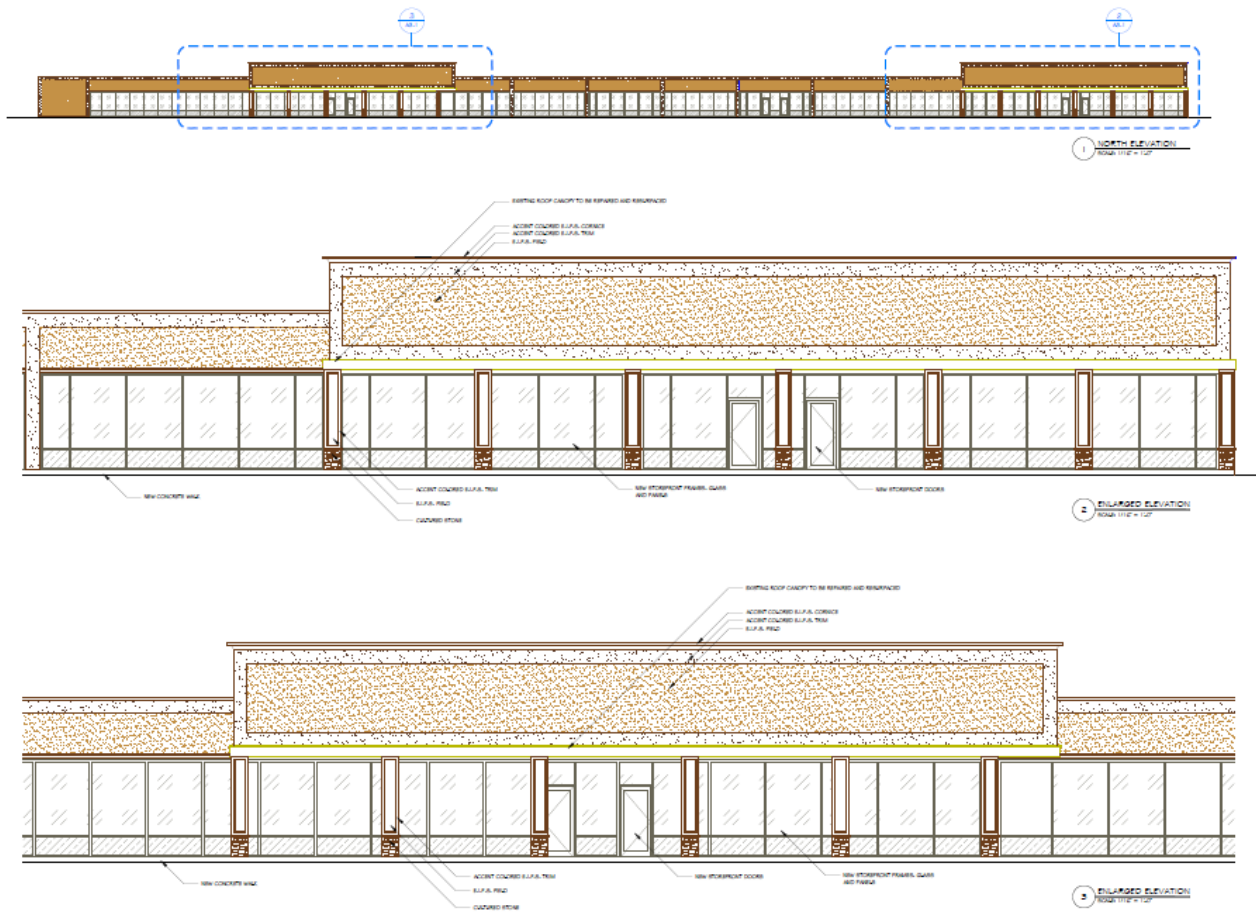
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**Finger Lakes Design**  
1000 West 10th Street  
Geneva, NY 14456  
Phone: 518-752-1100  
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www.fingerlakesdesign.com

**ELEVATIONS**

**RENOVATIONS FOR ENCORE CENTER 833 ROUTES 5&20 GENEVA, NEW YORK**

DATE: 01/13/2016  
SCALE: 1/8" = 1'-0"  
DRAWN BY: [Redacted]

NO.	DESCRIPTION

PROJECT NO: 1658  
SHEET NO: A3.1



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## PROPERTY OVERVIEW

Common Name:	Encore Center
Legal Address:	831 Route 5 & 20 Geneva, New York 14456 Ontario County
Nearest Cross Street:	Route 14A & 245
Tax Parcel ID:	103.00-3-37.000
Proximity to Highway:	7.5 ± miles from I-90
Public Transportation Access:	Located on bus line
Parcel Size / Frontage	6.42 ± acres
Parking Spaces	300 ± surface lot
Year Built/ Last Renovated	N/A
Total Building Area:	57,483 ± SF
Available Space:	3,500-57,483 ± SF
HVAC:	Yes
Sprinkler System:	No
Utilities:	Public gas, sewer, water & electric
Signage:	Storefront / Pylon
Ceiling Height:	N/A
Loading Facilities:	No
Zoning:	Retail
Sale Price:	\$ 1,600,000.00
Lease Rate:	N/A
Lease Type:	N/A
CAM/INS/RE TAXES	TBD



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