



Pyramid Brokerage  
Company



# FINGERLAKES MALL REDEVELOPMENT

Clark Street Rd  
Auburn, NY

## Available

Big Box

Inline Retail

Pad Sites

370 Woodcliff Drive, Suite 210  
Fairport, New York 14450  
+1 585 248 9426  
pyramidbrokerage.com

FOR LEASE

1579 Clark Street Rd  
Auburn, NY



## TOTAL GLA 460,692 ± SF

### Property Highlights

- Redevelopment opportunity for retail, medical office, multifamily and hospitality.
- Located conveniently between Rochester and Syracuse.
- Surrounded by traffic drivers providing opportunity to national and regional retailers, restaurants and more.
- Bass Pro opened its first store in NY State here in 2003. After 20 years of successful operation Bass Pro has exercised a long-term lease extension.



Demographic	3 Miles	5 Miles	10 Miles
Population	23,039	35,455	63,726
Households	9,852	15,427	27,462
Median Age	40.2	42.8	44.4
Average HH Income	\$63,699	\$77,198	\$87,708
Source:			ESRI

### Contact

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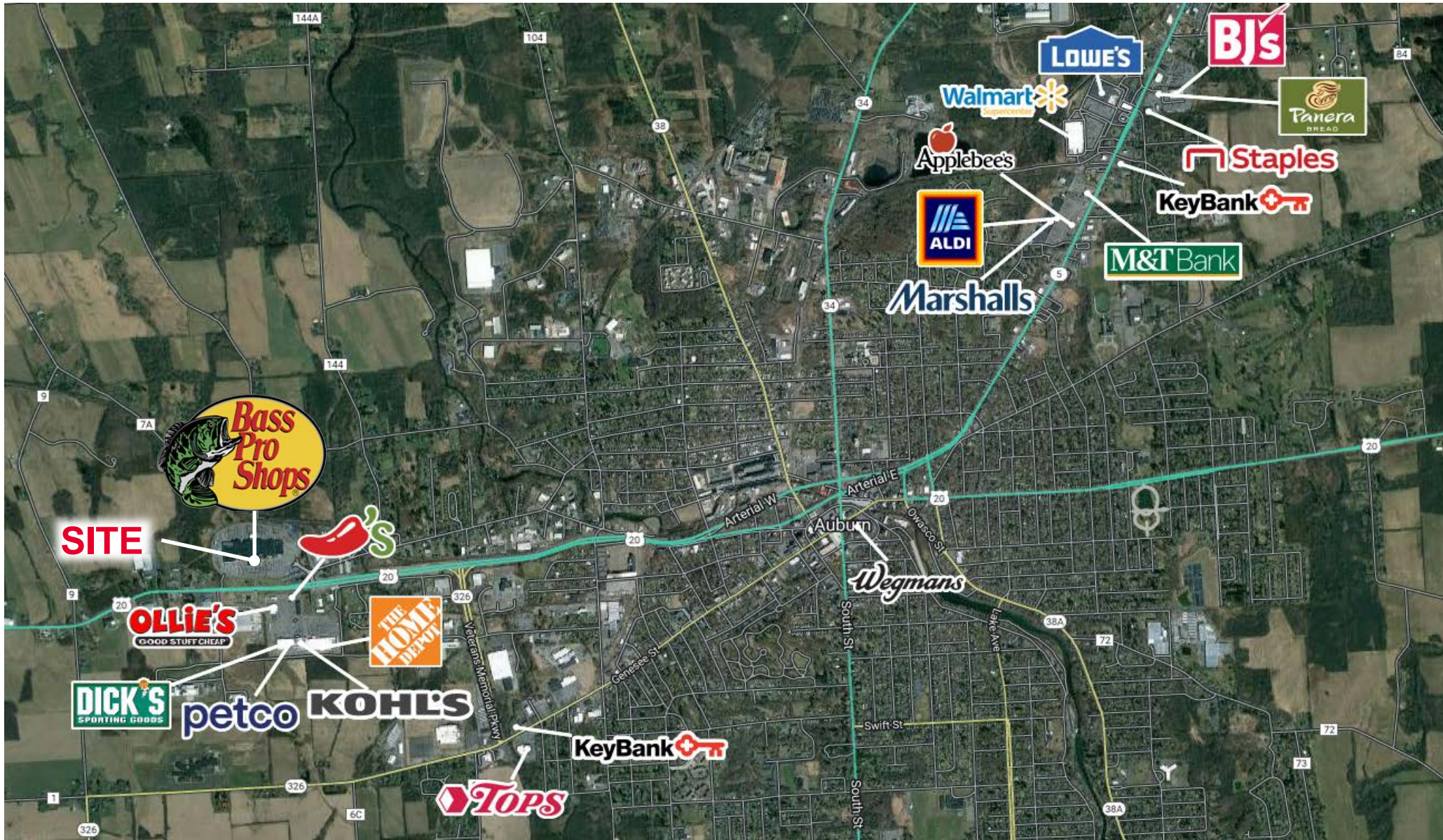
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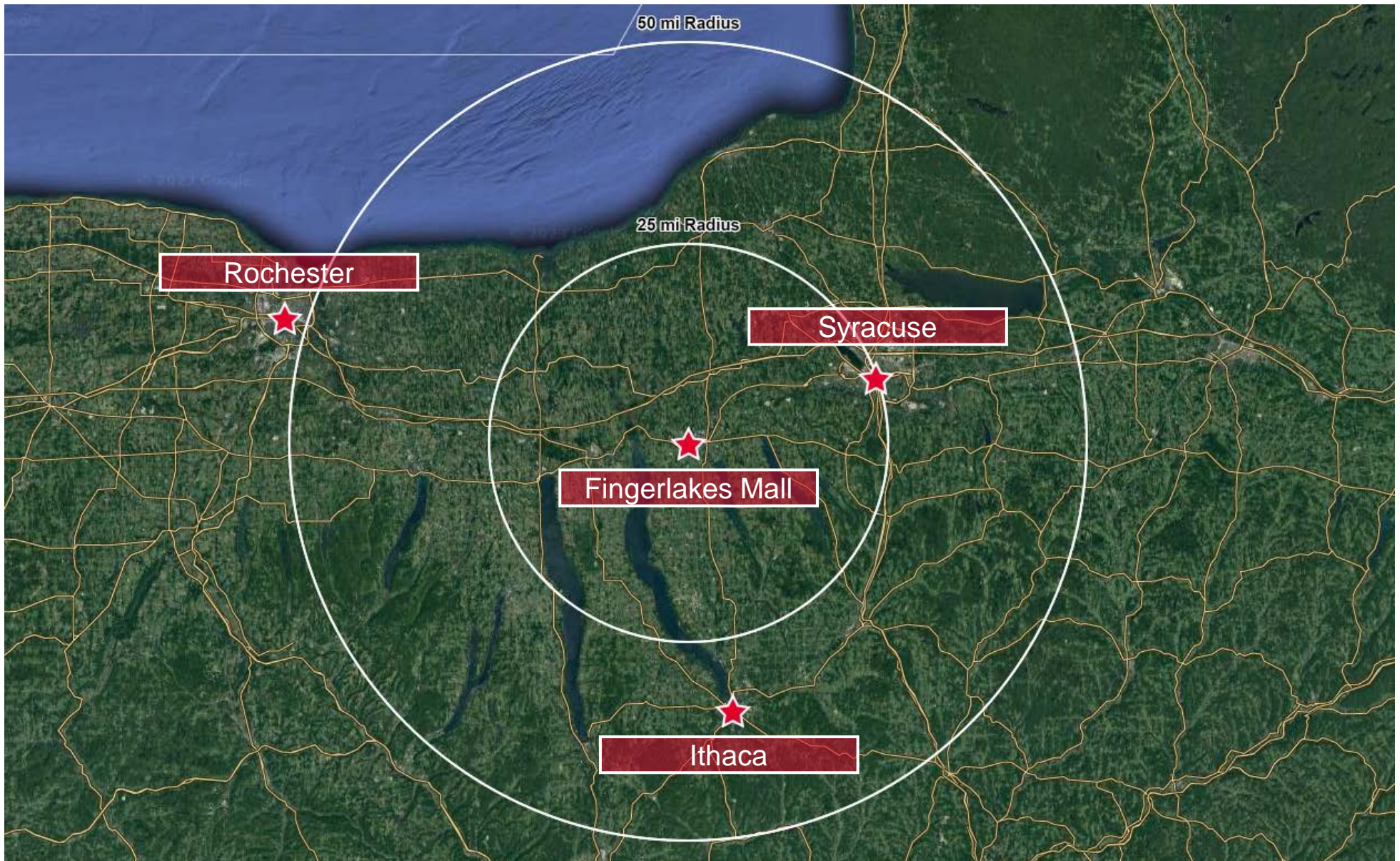
# Fingerlakes Mall Retail Corridor



# Auburn Market Map



# Fingerlakes Area



# Conceptual Development Plan



## FINGERLAKES MALL REDEVELOPMENT PLAN



### LEGEND

- OUTPARCEL
- RETAIL
- EXIST. BASS PRO SHOPS
- EXIST. AREA TO BE RAZED
- RESTAURANT / CASUAL
- GROCERY / MAJOR TENANT
- RESIDENTIAL / LODGING
- RECREATION & AMENITY
- PUBLIC SPACE & AMENITY

### KEY PLAN



### PARKING

EXISTING -	±2,129
DEMO -	~(376)
ADDED -	84
<b>TOTAL PARKING:</b>	<b>±1,837</b>