

FOR LEASE

701 Erie Blvd West

Rome, New York 13440



4,500± SF Building on 0.66± Acres

Property Highlights

- Former Rome Marine/Boat Services building
- High traffic location with 20,000+ cars passing per day
- Great visibility and easy access
- Prime site for retail or office use
- Zoned C-2
- Close proximity to local retailers including Enterprise, Fastrac, Stewarts, Rite Aid, Wendy's, Burger King, KFC, Aldi, Verizon, Freedom Plaza, and more
- Asking lease rate \$3,200 per month



Demographic	1 Mile	3 Miles	5 Miles
Population	8,745	28,704	36,307
Households	3,745	11,572	14,700
Average H.H. Income	\$48,623	\$62,912	\$70,482
Daytime Employees	4,342	13,365	17,452

Source: ESRI Business Analyst 2021

Traffic Counts	
Erie Blvd. West (W.Dominick St. to S. Madison St.)	20,941 AADT
Erie Blvd. West (S.Madison St. to S. James St.)	27,045 AADT

Source: NYS DOT 2019

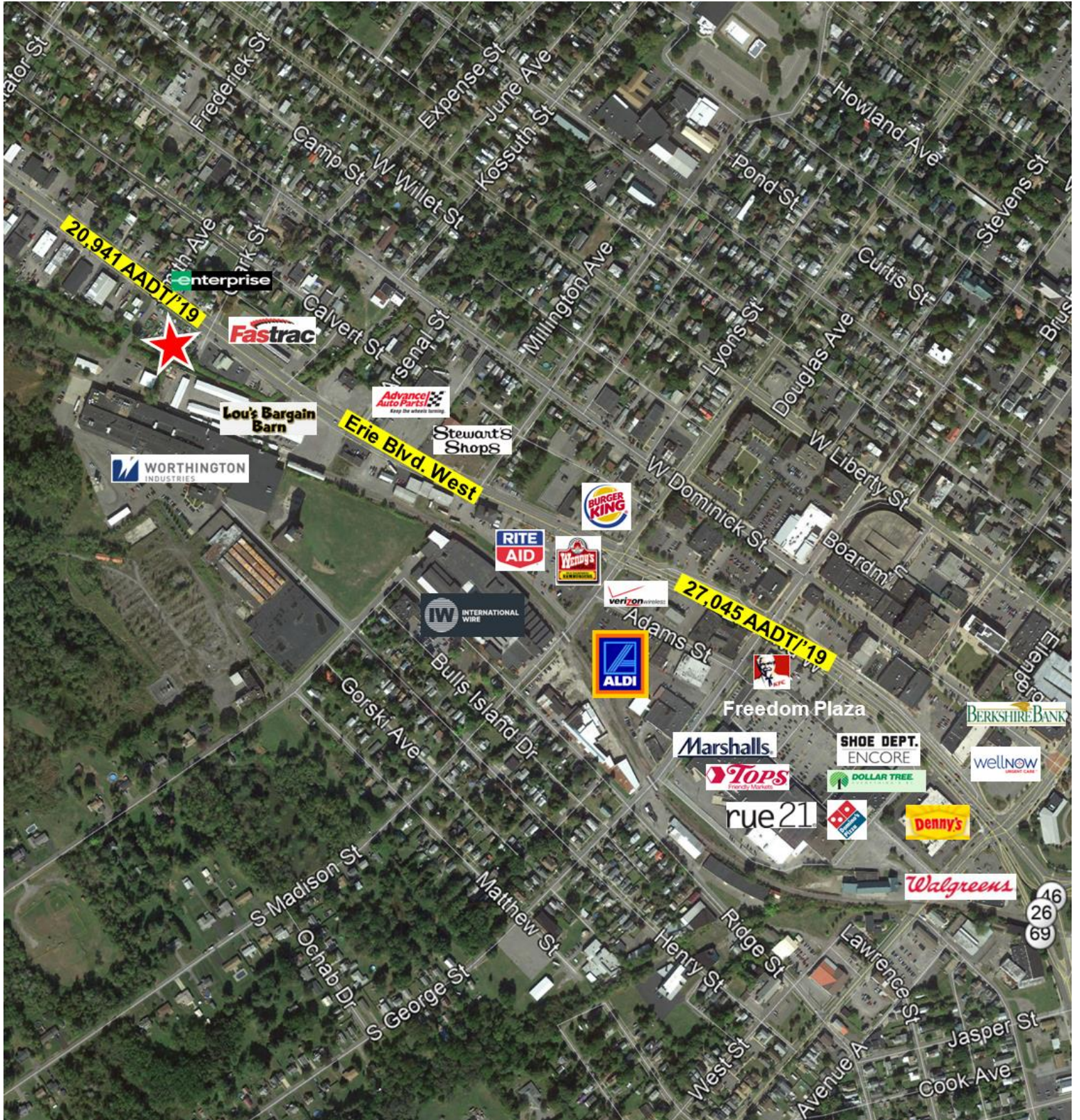
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Exterior



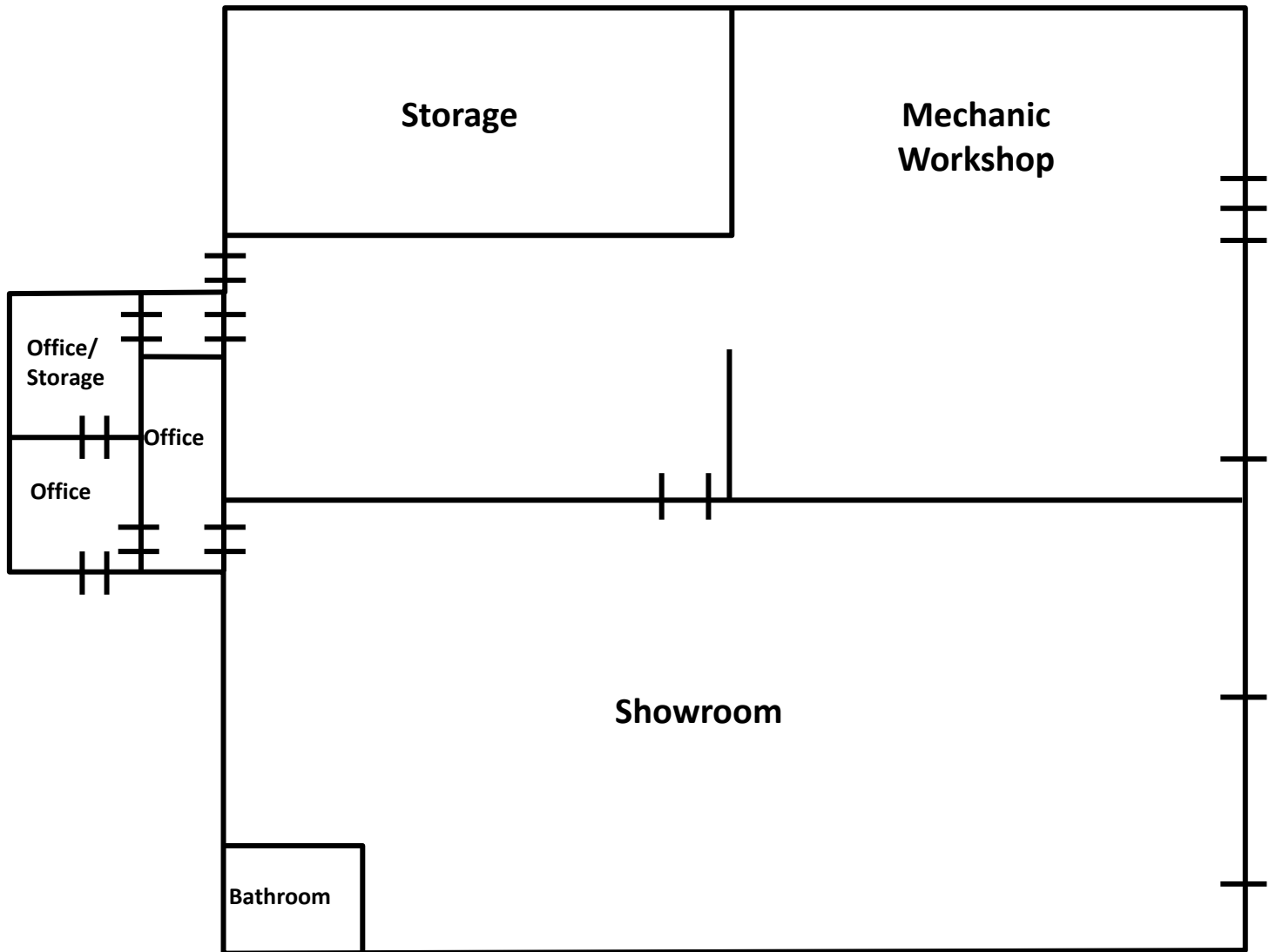
Showroom

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Not drawn to scale