

# FOR LEASE

## Retail Space

3,000 - 3,800± SF | \$14.00/SF NNN



## 245 Center Street, Auburn

### Property Highlights

- Three Retail Suites
- Excellent Visibility
- High Traffic Counts of 26,500 cars/day

### Property Description

We are pleased to offer multiple suites for lease at 245 Center Street in Auburn. The Florist Mall is located along the Center Street retail corridor - Auburn's busiest retail area. There is a great tenant mix that drives traffic to the center. The location offers excellent visibility and high traffic counts of 26,500 cars/day.



### Broker Contact

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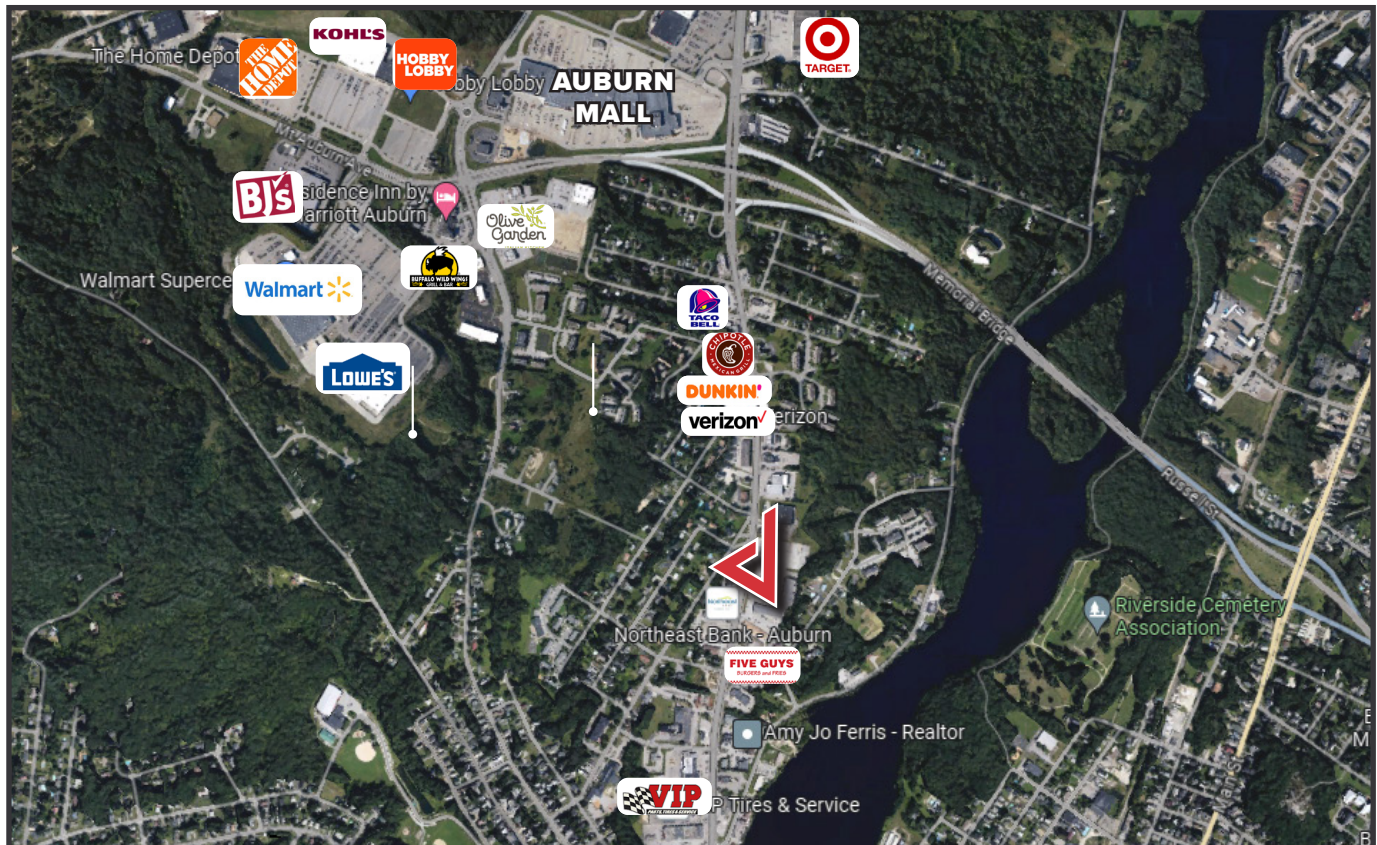




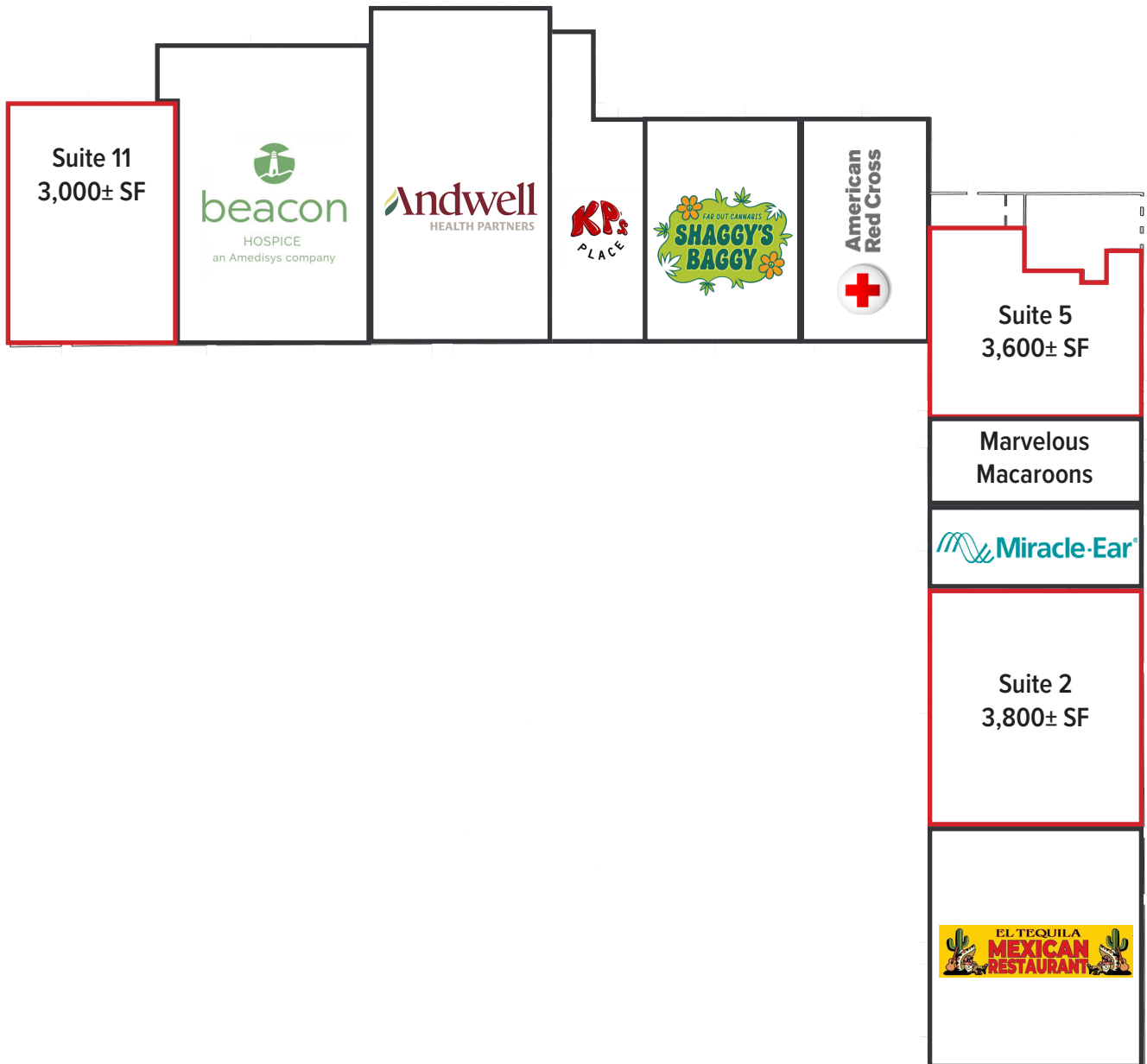
## Property Overview

Owner	245 Center Street, LLC	
Building Size	34,000± SF	
Available Space	Suite 2 : 3,800± SF Suite 11 : 3,000± SF	Suite 5 : 3,600± SF w/ OHD
Assessor's Reference	Map 261, Lot 017	
Zoning	GB - General Business	
Year Built	1987, renovated in 2008	
Utilities	Public water and sewer	
Parking	55± spaces	
Road Frontage	244' on Center Street	
Traffic Counts	26,500 cars/day	

**FOR LEASE : \$14.00/SF NNN    NNN's : \$4.26/SF**



## FLOOR PLAN



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.