



LEASE

Barron Steuben Building

1 WEST MARKET STREET

Corning, NY 14830

PRESENTED BY:

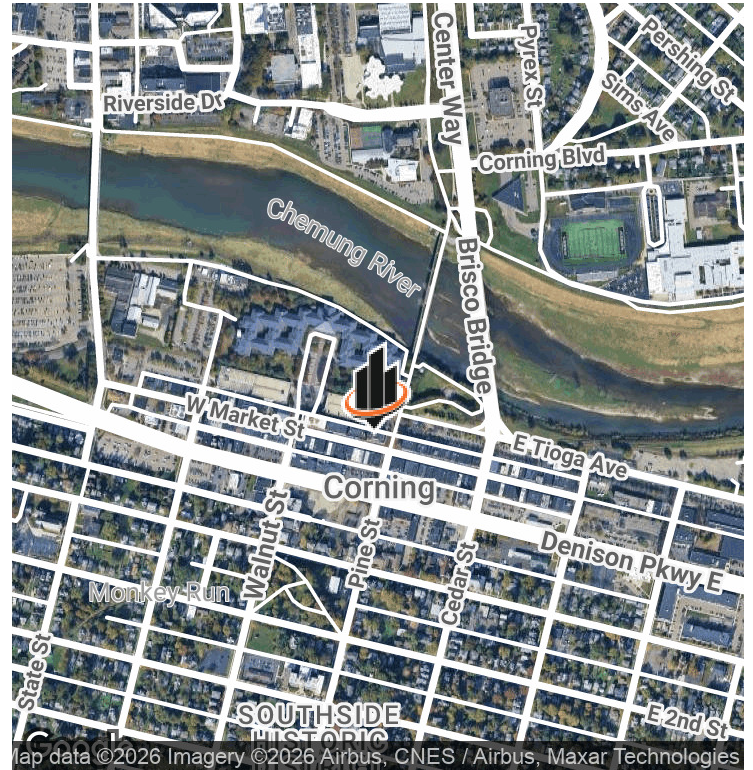
**SCOTT WARREN, CCIM,
CIREC**

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NY #10491212432

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16 - 20 SF/yr (MG; Gross)
BUILDING SIZE:	49,069 SF
AVAILABLE SF:	970 - 1,500 SF
LOT SIZE:	0.37 Acres
YEAR BUILT:	1927
ZONING:	Commercial
MARKET:	Elmira/Corning MSA

PROPERTY OVERVIEW

Offered for lease are two office suites within one of Downtown Corning's well-known commercial buildings, providing flexible options for a variety of professional, medical, wellness, and office users. Available spaces include approximately 970 SF on the first floor and approximately 1,500 SF on the second floor.

The first floor suite offers convenient street-level access and is well suited for businesses seeking a highly accessible presence. The second floor suite features a functional layout ideal for a range of professional users and benefits from elevator access within the building. With multiple size options and adaptable floor plans, the property offers an excellent opportunity for businesses looking to establish or expand their operations.

PROPERTY HIGHLIGHTS

- 970 SF First Floor Suite and 1,500 SF Second Floor Suite Available
- Located in a Prominent Downtown Corning Building
- Suitable for Office, Medical, Wellness, and Professional Service Users
- First Floor Visibility with Elevator Access to Upper Levels

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ADDITIONAL PHOTOS



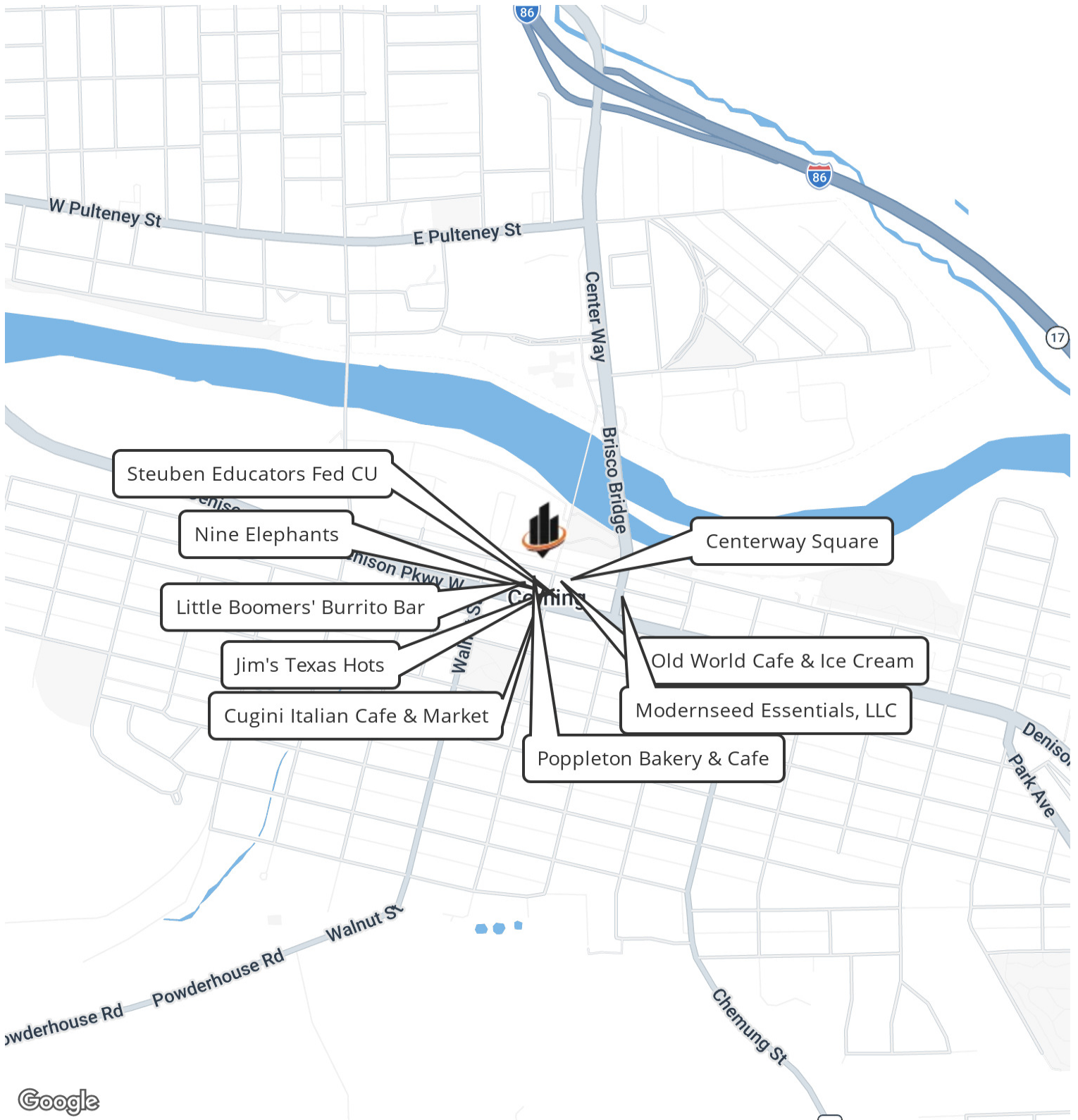
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LOCATION MAP



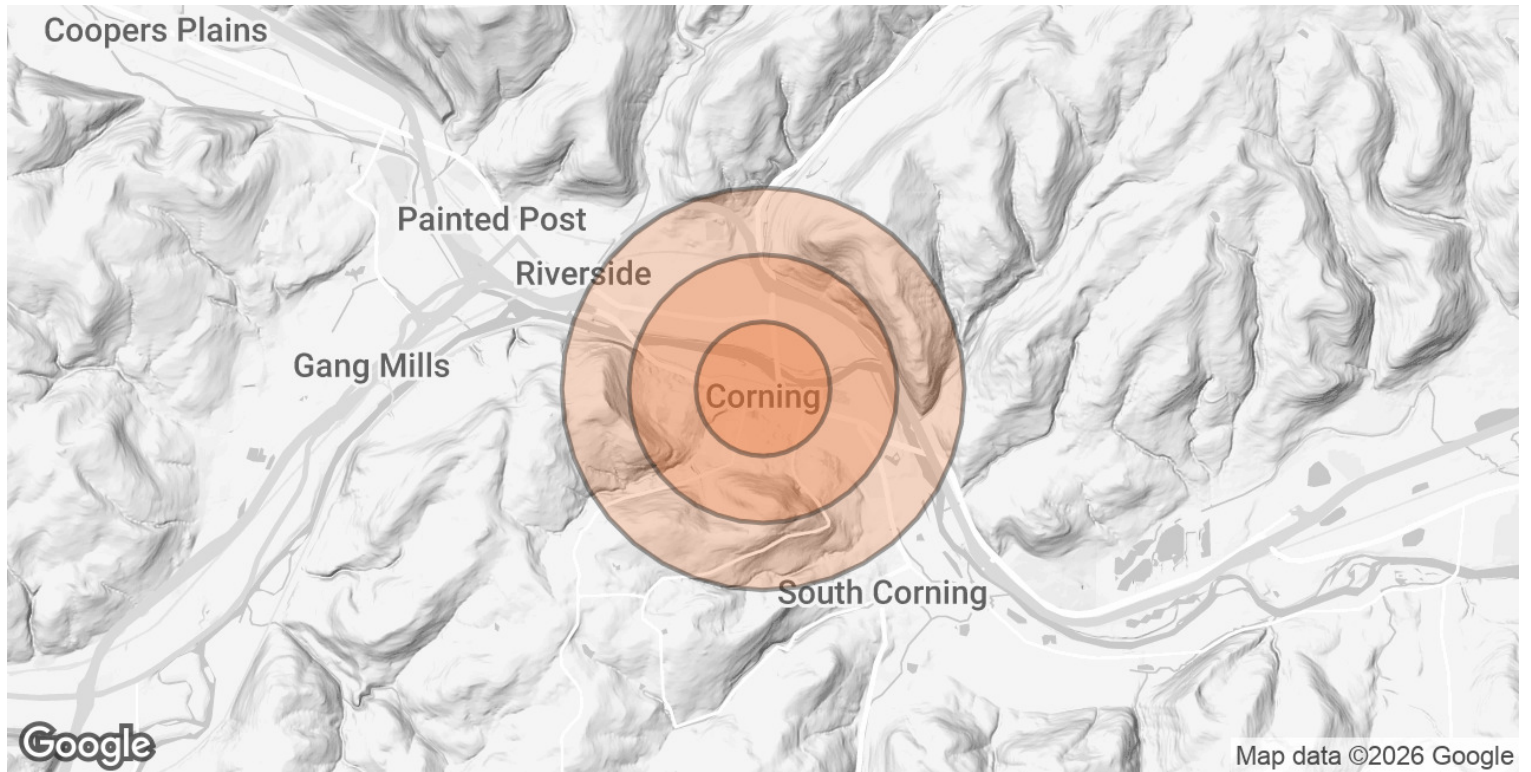
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	2,287	7,765	10,976
AVERAGE AGE	39.9	38.5	37.8
AVERAGE AGE (MALE)	38.1	37.6	37.5
AVERAGE AGE (FEMALE)	40.6	40.1	39.1
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	1,165	3,916	5,409
# OF PERSONS PER HH	2.0	2.0	2.0
AVERAGE HH INCOME	\$98,462	\$89,978	\$88,207
AVERAGE HOUSE VALUE	\$221,722	\$190,424	\$175,895

2023 American Community Survey (ACS)

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