



FOR LEASE

2,011± SF FORMER ART STUDIO

Property Highlights

- Great location in Rome's Arts District which has seen a great increase in new development
- Strong foot traffic from co-tenants including Franca's Wine Room, Boyz from Italy restaurant, Copper City Cigar Lounge and AZ Taco
- Perfect location for a restaurant, coffee shop, brewery, retail shop, art exhibit, office space, etc.
- Ample on street parking in front of the building with a large paved parking field behind the building
- In proximity to Rome Capital Theatre, Rome City Hall, and the Copper City Lofts a newly built 64-unit apartment community
- Asking \$2,500/month + tenant pays utilities

Demographic	1 Mile	3 Miles	5 Miles
Population	12,592	27,907	34,768
Households	5,671	12,105	15,008
Average H.H. Income	\$52,986	\$65,406	\$72,838
Daytime Employees	4,706	16,253	17,552

Source: ESRI Business Analyst 2025

Traffic Counts

West Dominick Street	1,821 AADT
Erie Blvd West	22,715 AADT

Source: NYS DOT 2024

EXCLUSIVE CONTACT

James Dylan Furney
Associate Real Estate Broker
+1 315 225 8571
jfurney@pyramidbrokerage.com

Nicholas Cignarale
Real Estate Salesperson
+1 315 617 2662
ncignarale@pyramidbrokerage.com

587 Main Street, Suite 102
New York Mills, New York 13417
+1 315 736 0856
pyramidbrokerage.com



