

## Turn-Key 2,624 SF Office/Retail Lease Opportunity

### Property Highlights

- Storefront space
- Currently configured for medical office use
- Includes waiting room, reception area, exam rooms, private offices, & multi-purpose spaces
- Landlord will modify to Tenant specifications for office or retail uses
- Separate utilities and climate control
- Excellent co-tenants
- Ample parking
- Both storefront & pylon sign opportunities
- Available immediately

### Location Highlights

- Neighborhood shopping center near the intersection of Rt. 14 & Rt. 328 at "Bulkhead" in Southport
- Located next to Valu Hardware, Dollar General, Dunkin Donuts, Elmira Savings Bank, KFC/Taco Bell, Pizza Hut and Arnot Health
- Only minutes to the NY/PA border



**OFFERED FOR \$10.50 / SF NNN**



For more information, contact:

**Ronald N. Panosian**  
 Associate Real Estate Broker  
 607 426 5282  
[rpanosian@pyramidbrokerage.com](mailto:rpanosian@pyramidbrokerage.com)

8 Denison Parkway East, Suite 401  
 Corning, New York 14830  
 phone: +1 607 937 9720

[pyramidbrokerage.com](http://pyramidbrokerage.com)

FOR LEASE  
1141 Broadway Street  
Southport, NY



# FOR LEASE

## 1141 Broadway Street

### Southport, NY

