

78 Franklin Street

AUBURN, NY 13021



AVAILABLE OPPORTUNITY

» For Sale: \$510,000

PROPERTY HIGHLIGHTS

- » Newly constructed in 2016, includes parking lot and 0.39 acres with outside private patio area
 - » High Traffic counts: 25,143 VPD on Arterial Highway East
 - » 3,000 SF commercial building with full basement and 1,500 SF open area with private entrance for potential studio apartment
 - » Walking distance from Cayuga Community College, Auburn Community Hospital & thriving downtown Auburn area
 - » Perfect for service-oriented business, retail, office or medical with (2) Handicap accessible restrooms
- *Price excludes existing business*



FOR MORE INFORMATION, PLEASE CONTACT:



GINA SPENO
Licensed Real Estate Salesperson(315)
374-6664 (c)
Gina@VentureBrokerageGroup.com

PROPERTY FOR SALE

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PROPERTY PHOTOS



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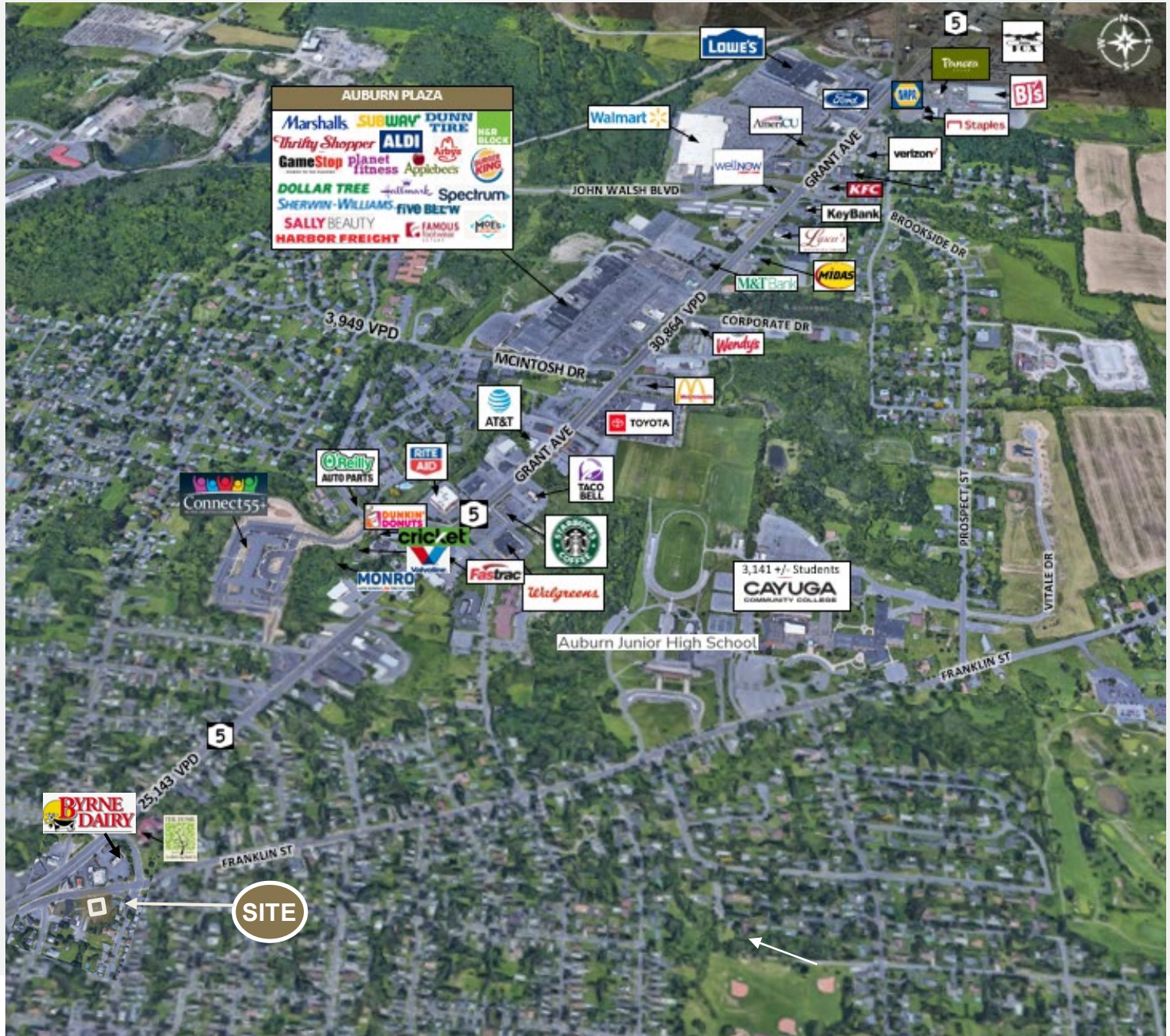
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TRADE AERIAL



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MARKET AERIAL



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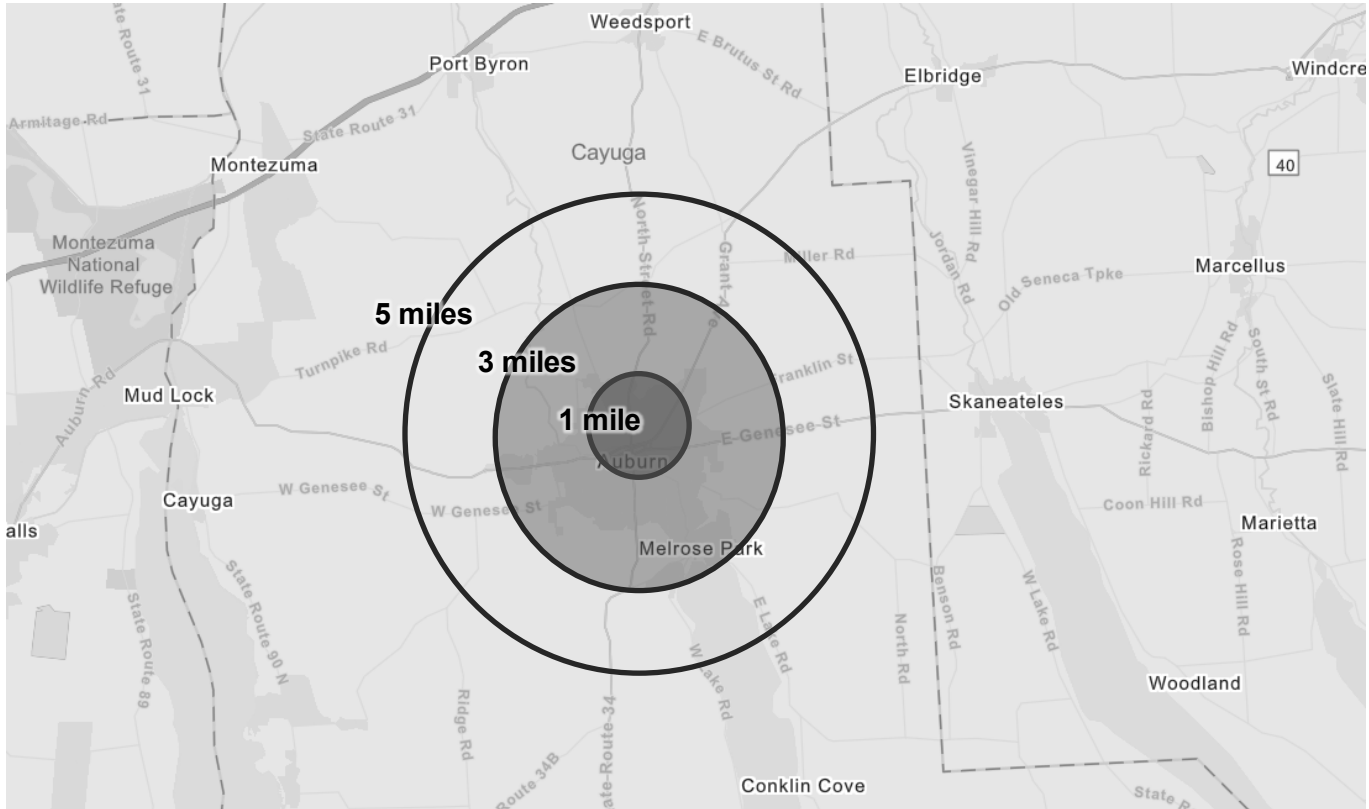
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DEMOGRAPHICS



DEMOGRAPHICS SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	14,890	31,683	36,357
Daytime Population	15,860	34,450	38,802
Households	6,599	14,077	15,956
Average Household Income	\$69,190	\$75,705	\$80,915



1,393
Businesses



21,238
Employees



\$130,707
Median Home Value



41.8
Median Age

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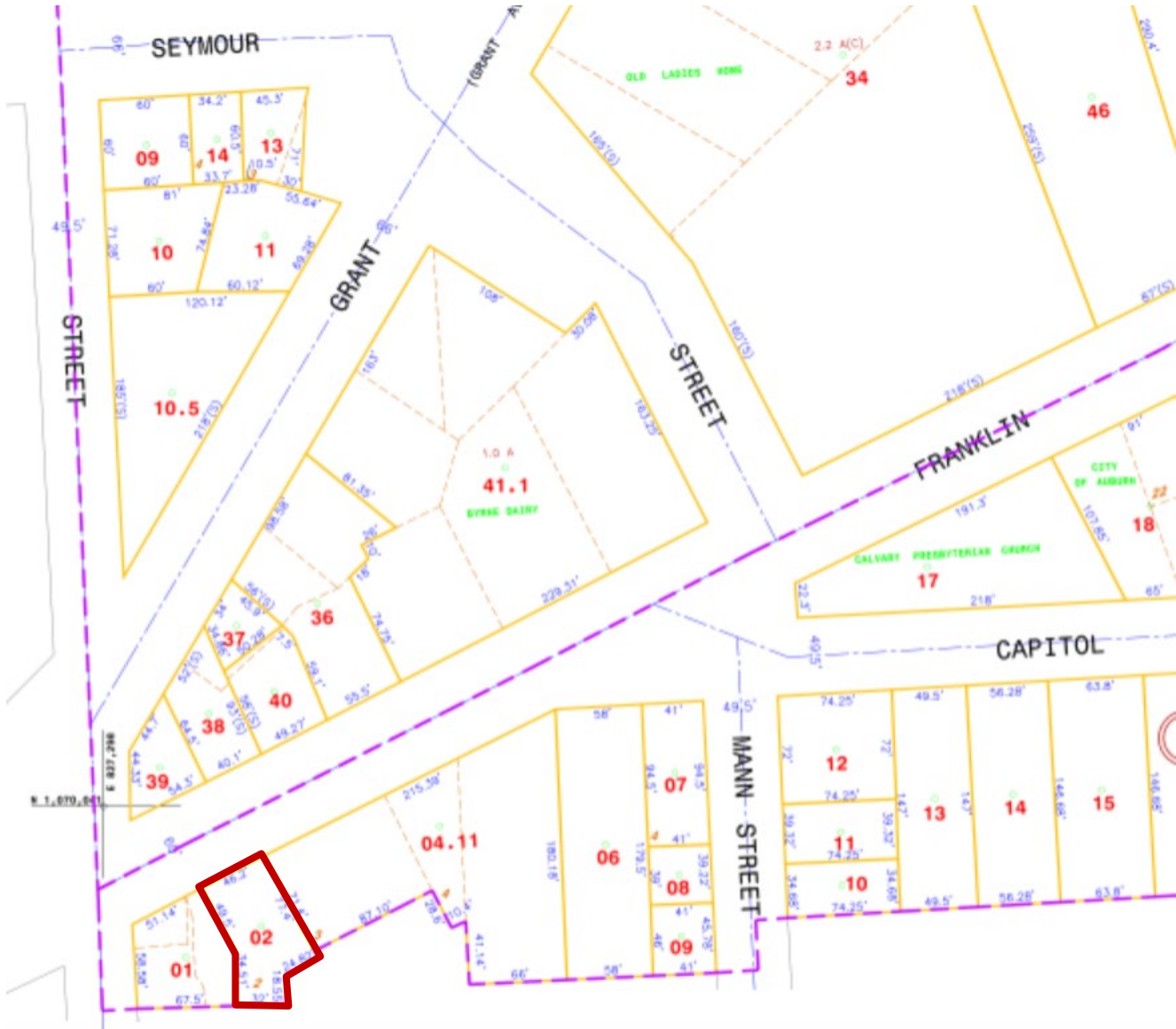
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TAX MAP



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