

Grant Avenue

AUBURN, NY 13021



AVAILABLE OPPORTUNITY

- » FOR SALE: \$575,000
- » 3.95 Acres
- » Mixed-use property or redevelopment opportunity

PROPERTY HIGHLIGHTS

- » Prime location on Grant Avenue (NY Route 5) in the main retail corridor of Auburn, major retailers in the market include Walmart, Lowes, BJ's, Bass Pro Shops, Wegmans & more
- » Excellent development opportunity with multiple potential uses such as retail, office or mixed-use
- » 253' off road frontage on Grant Avenue (NY Route 5)
- » High Traffic Counts: 25,143 VPD on Grant Avenue



FOR MORE INFORMATION, PLEASE CONTACT:



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

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SITE PHOTOS



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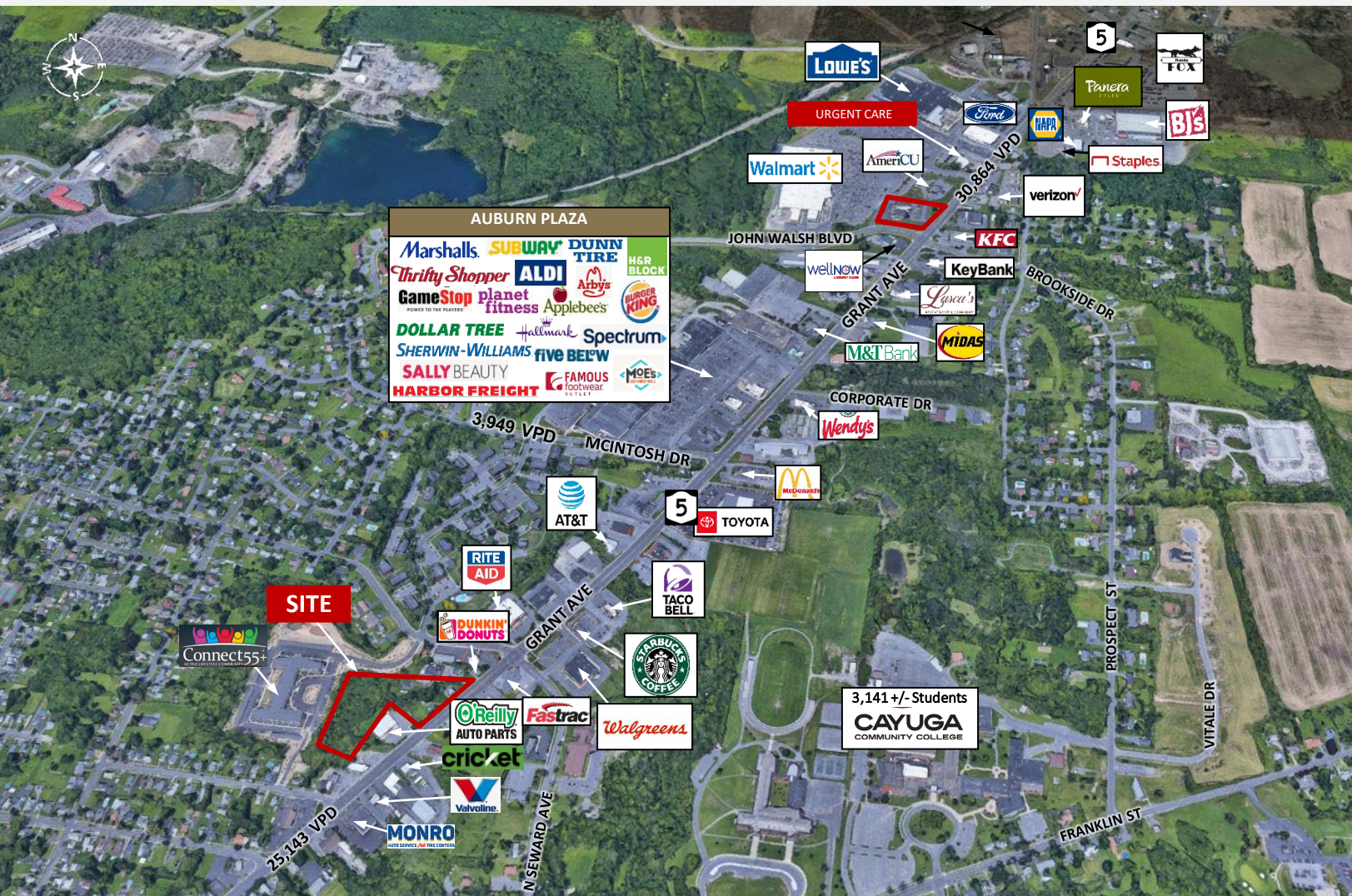


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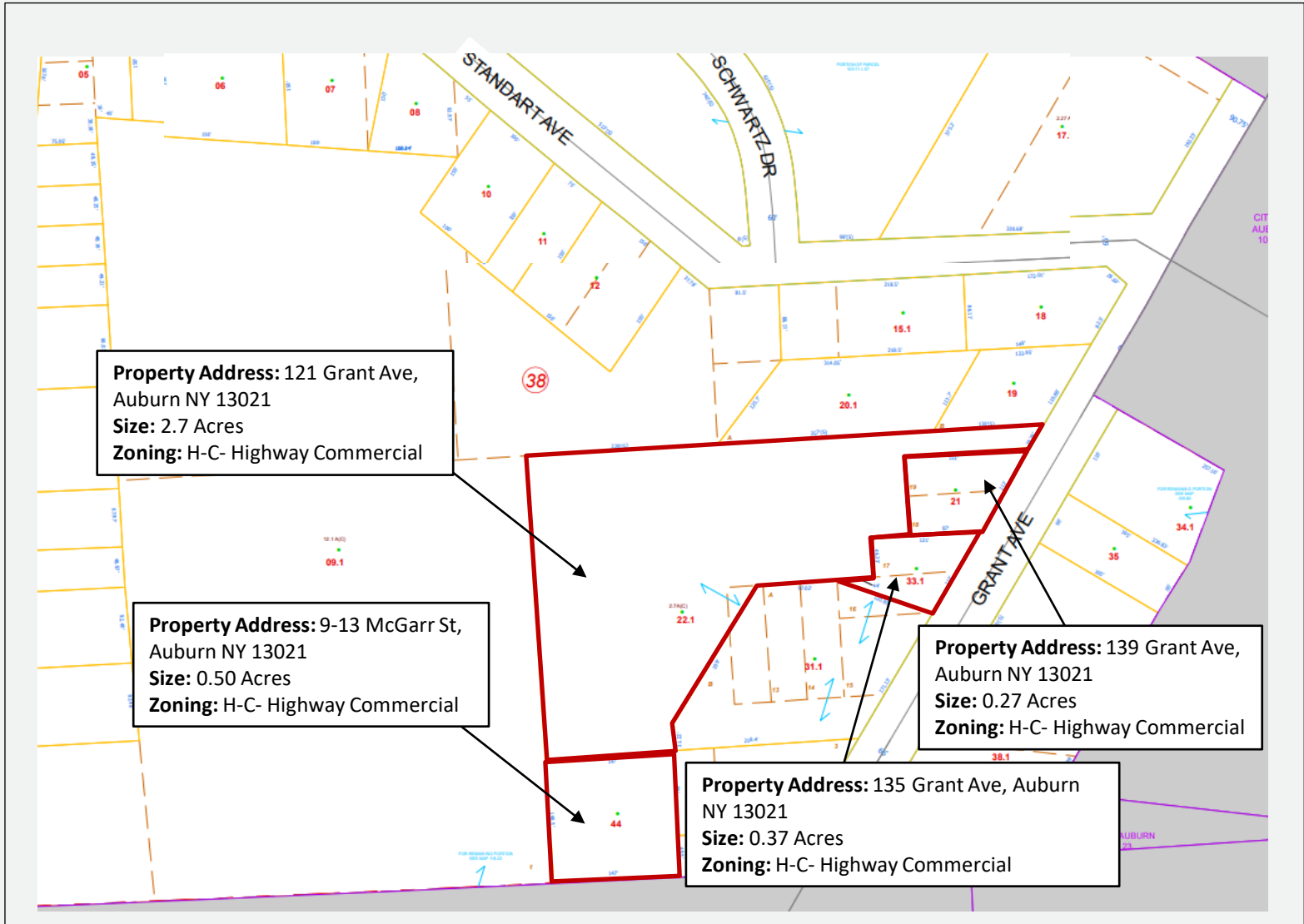




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TAX MAP



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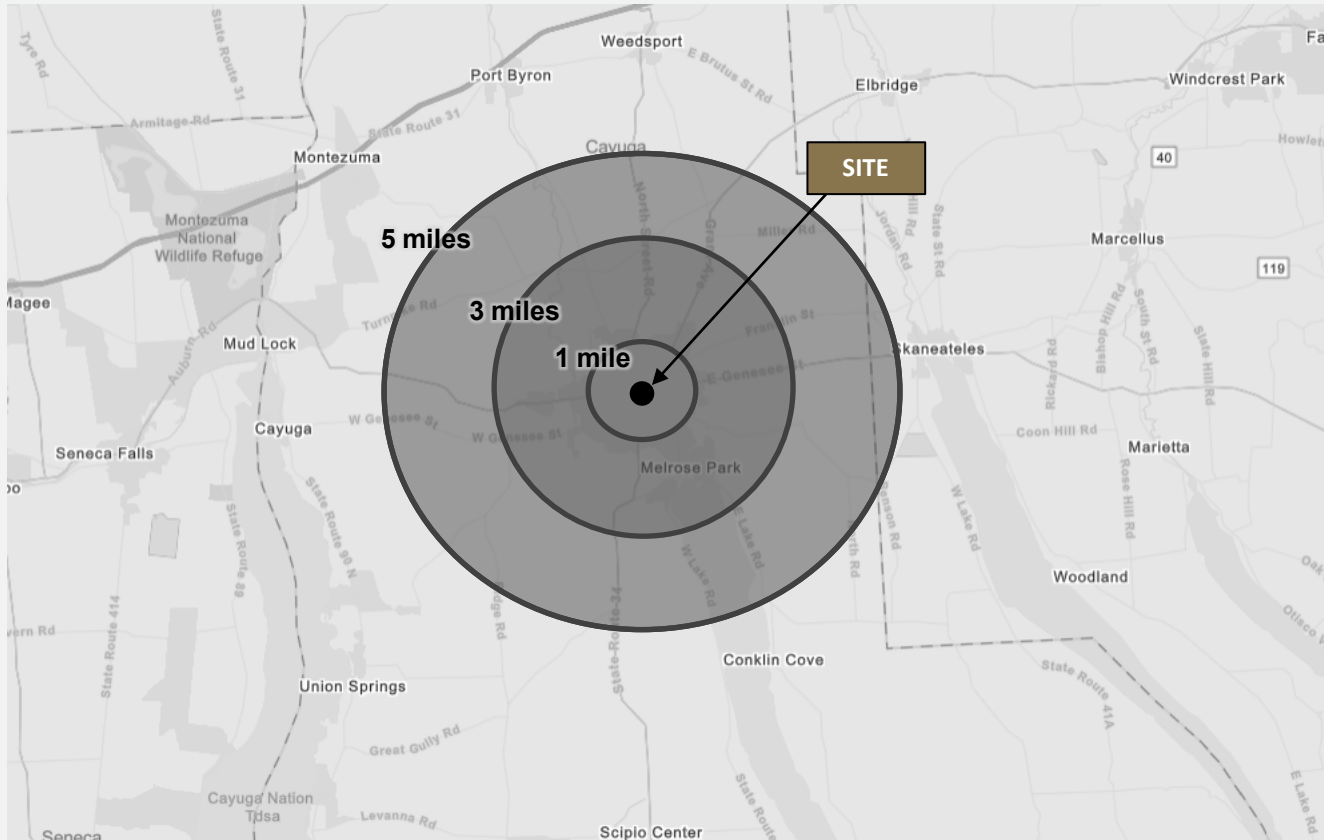


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DEMOGRAPHICS



DEMOGRAPHICS SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	9,818	31,506	36,483
Daytime Population	10,772	34,666	38,872
Households	4,723	13,711	15,757
Average Household Income	\$68,407	\$75,213	\$80,879



1,401
Businesses



21,500
Employees



\$129,432
Median Home Value



41.7
Median Age

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