

# Mutton Hill Road

AUBURN, NY 13021



## AVAILABLE OPPORTUNITY

- » *For Sale: \$425,000*
- » *2.63 acres*
- » *Prime redevelopment site*

## PROPERTY HIGHLIGHTS

- » *Convenient location directly off Grant Avenue*
- » *Less than 1 mile from Auburn Plaza, Walmart, Lowes, BJs & area retail*
- » *High traffic count on Grant Avenue with 30,864 VPD*



## FOR MORE INFORMATION, PLEASE CONTACT:



**GINA SPENO**  
Licensed Real Estate Broker  
(315) 374-6664 (c)  
[Gina@VentureBrokerageGroup.com](mailto:Gina@VentureBrokerageGroup.com)

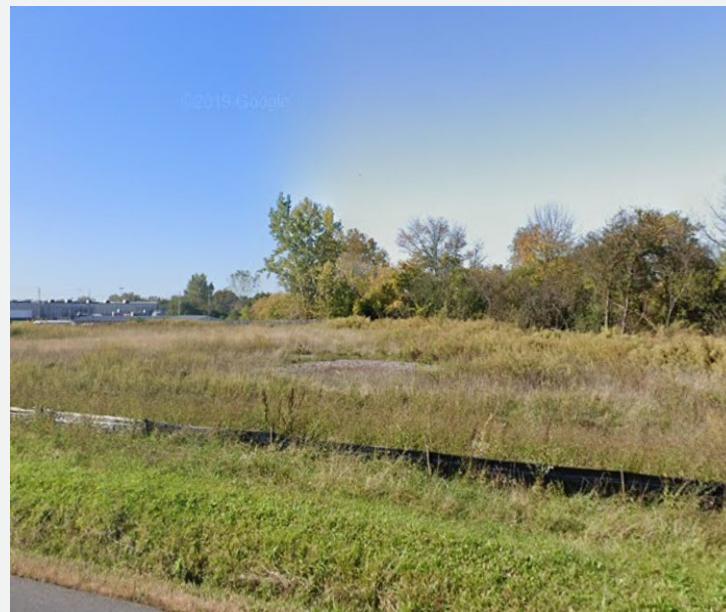
DEVELOPMENT SITE

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**V**  
**VENTURE**  
BROKERAGE GROUP

## PROPERTY PHOTOS



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## MARKET AERIAL



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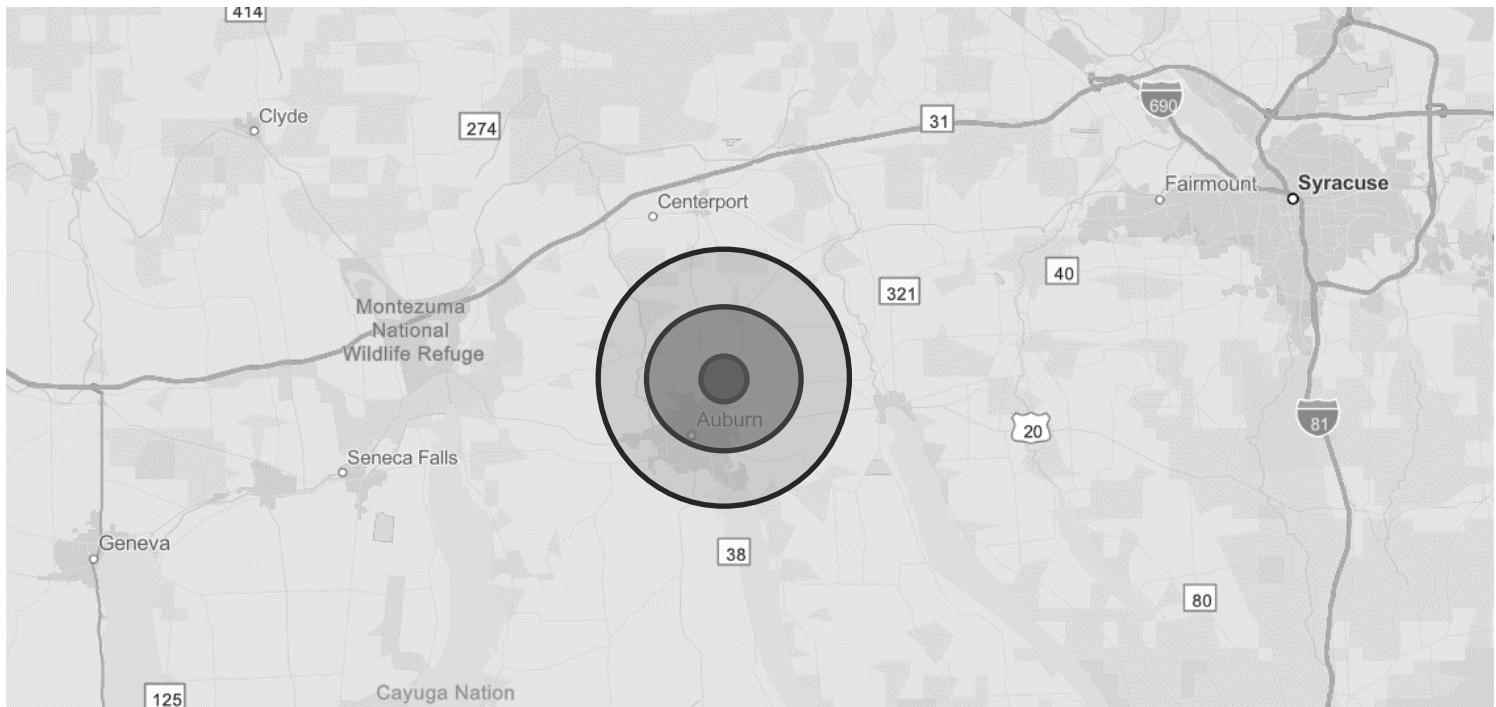
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## DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	1,064	25,854	37,160
Daytime Population	2,789	27,618	40,180
Households	508	11,193	16,093
Average Household Income	\$78,412	\$73,318	\$80,492



**1,153**  
Businesses



**16,387**  
Employees



**\$129,359**  
Median Home Value



**40.4**  
Median Age

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