

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, BJ's & 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

DEVELOPMENT SITE

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PROPERTY PHOTOS



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MARKET AERIAL



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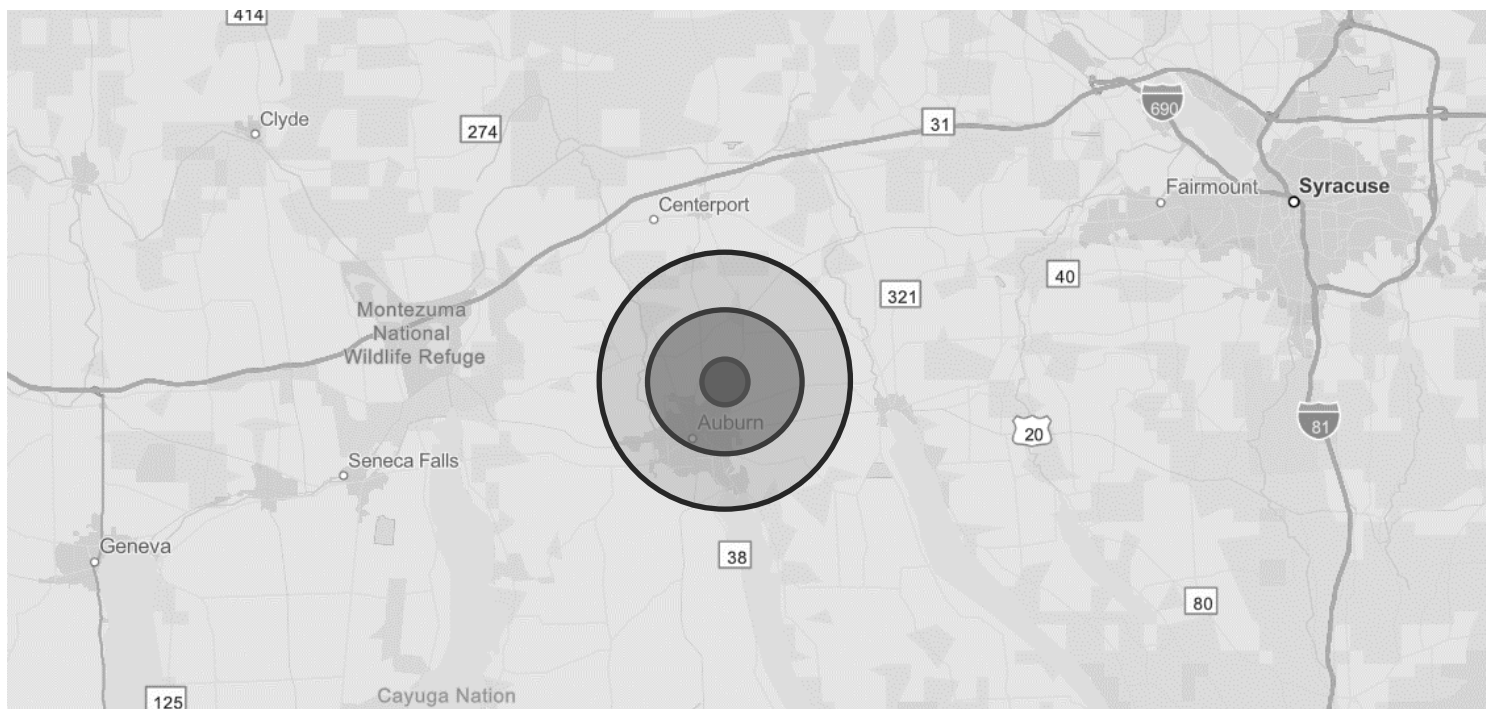


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DEMOGRAPHICS



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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