

REDEVELOPMENT SITE

Prime Real Estate Location

255 Grant Avenue
Auburn, NY 13021



VENTURE
BROKERAGE GROUP



AVAILABLE OPPORTUNITY

- Two buildings on 1.72 acres
- 2-story former motel: 11,328 SF
- Adjacent building: 1,440 SF

PROPERTY HIGHLIGHTS

- Busiest retail corridor in Auburn, located in the heart of the Finger Lakes Region
- Adjacent to Auburn Plaza (Marshalls, Aldi, Bed Bath & Beyond, Planet Fitness, Harbor Freight, Dollar Tree & more)
- High traffic counts: 30,864 VPD
- Highway Commercial Zoning



2815 Monroe Avenue
Rochester, NY 14618
www.VentureBrokerageGroup.com

Gina Speno | Licensed Real Estate Salesperson
315.374.6664 (c)
Gina@VentureBrokerageGroup.com

Information is correct to be the best of our knowledge but is not guaranteed for accuracy.

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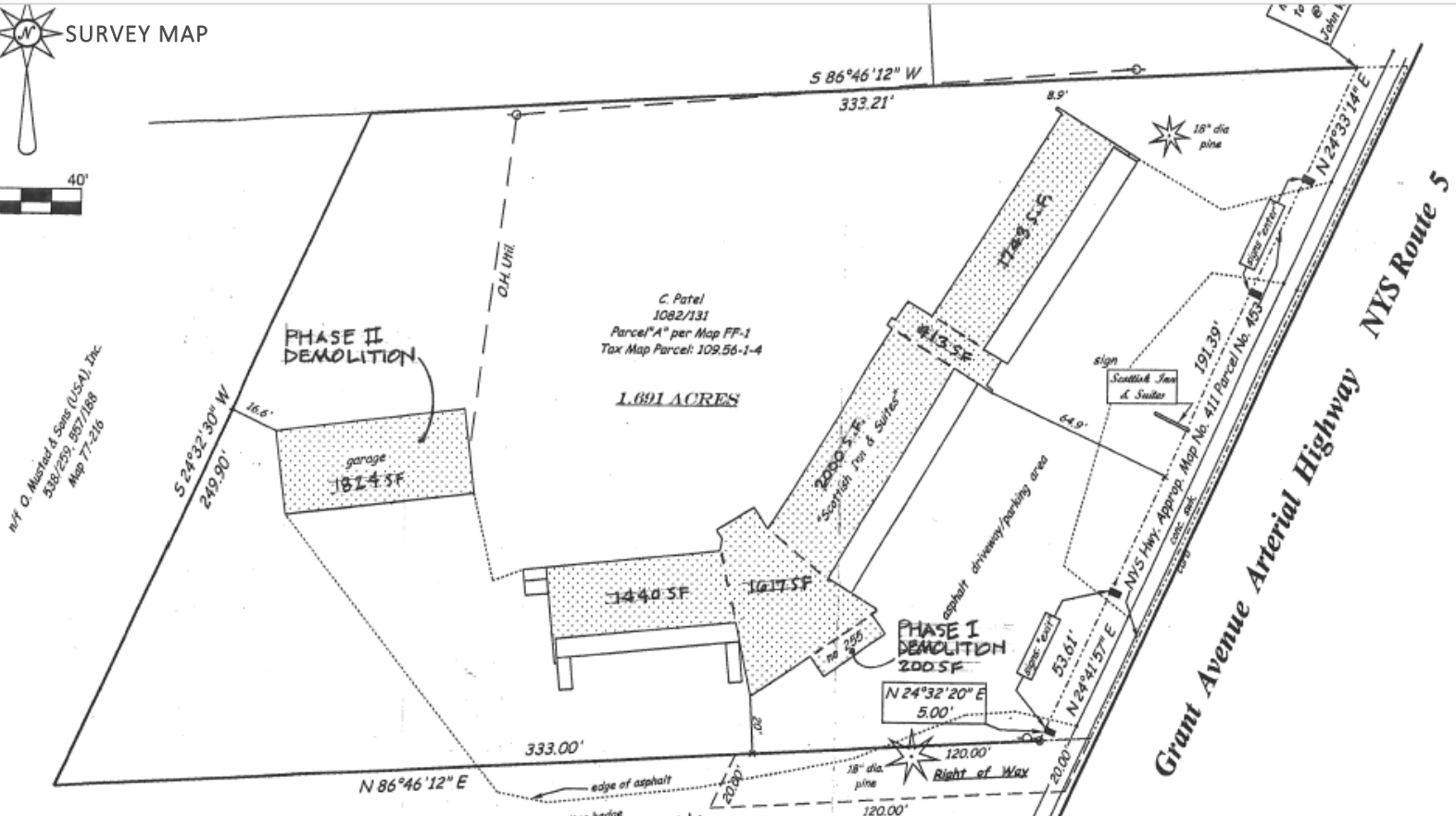
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MARKET AERIAL



DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Miles	5 Miles
Population	3,721	30,903	37,690
Daytime Population	4,805	32,002	39,682
Households	1,960	13,117	15,812
Average Household Income	\$61,554	\$65,421	\$70,941



1,281
Businesses



18,912
Employees



\$123,082
Median Home Value



41.2
Median Age

3-Mile Demographics



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