

REDEVELOPMENT OR MEDICAL FOR SALE

281 Grant Avenue

AUBURN, NY 13021



AVAILABLE OPPORTUNITY

- » FOR SALE: \$2.2 M
- » 11,507 SF on 1.78 Acres
- » Multi-Tenant Medical Office or Potential Redevelopment site

PROPERTY HIGHLIGHTS

- » Prime location directly in front of Walmart Supercenter in the main retail corridor of Auburn, major retailers in the market include Walmart, Lowes, BJ's, Bass Pro Shops, Wegmans & more
- » Building includes two medical suites, each with multiple exam rooms, waiting & reception areas
- » Excellent visibility, pylon signage & ample parking
- » High Traffic Counts: 30,864 VPD on Grant Avenue
- » Convenient access with curb cuts on Grant Avenue & John Walsh Blvd



FOR MORE INFORMATION, PLEASE CONTACT:



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

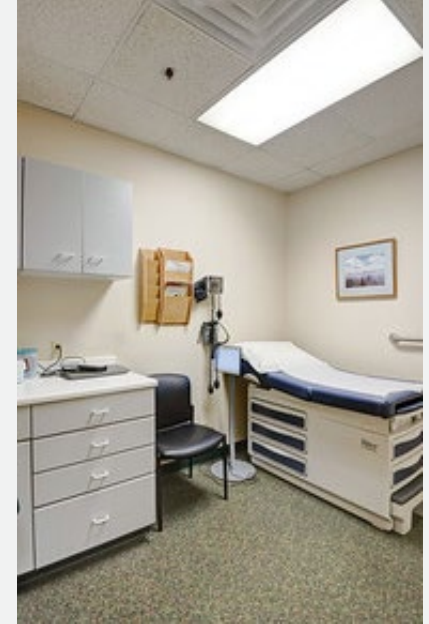
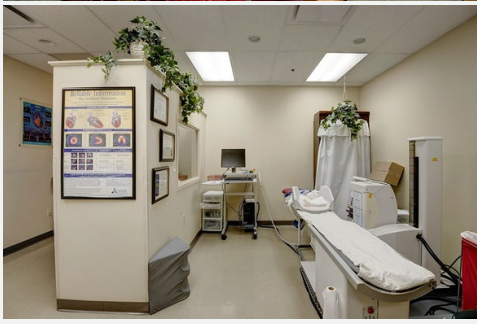
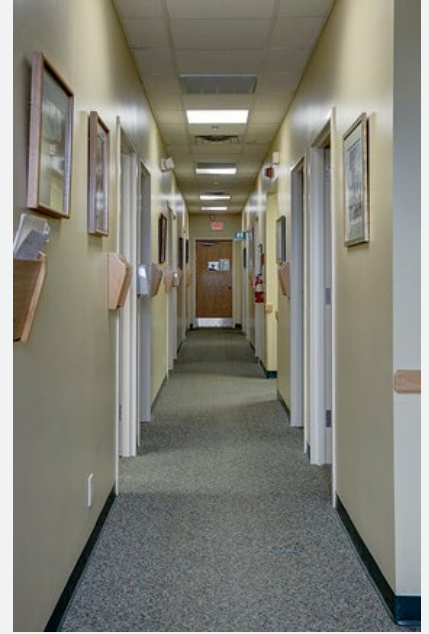
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INTERIOR PHOTOS



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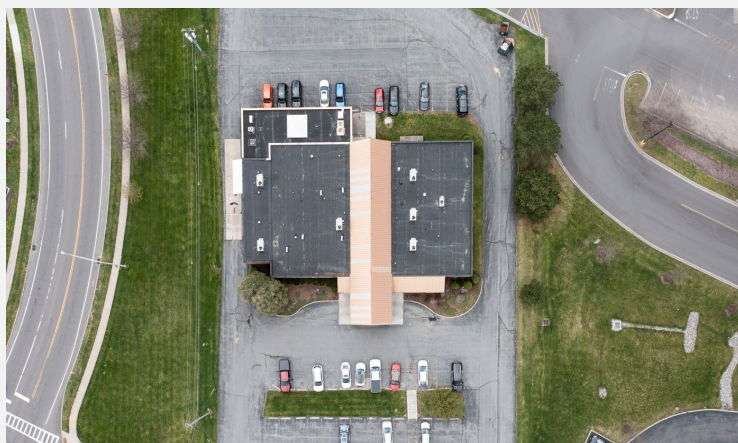
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SITE PHOTOS



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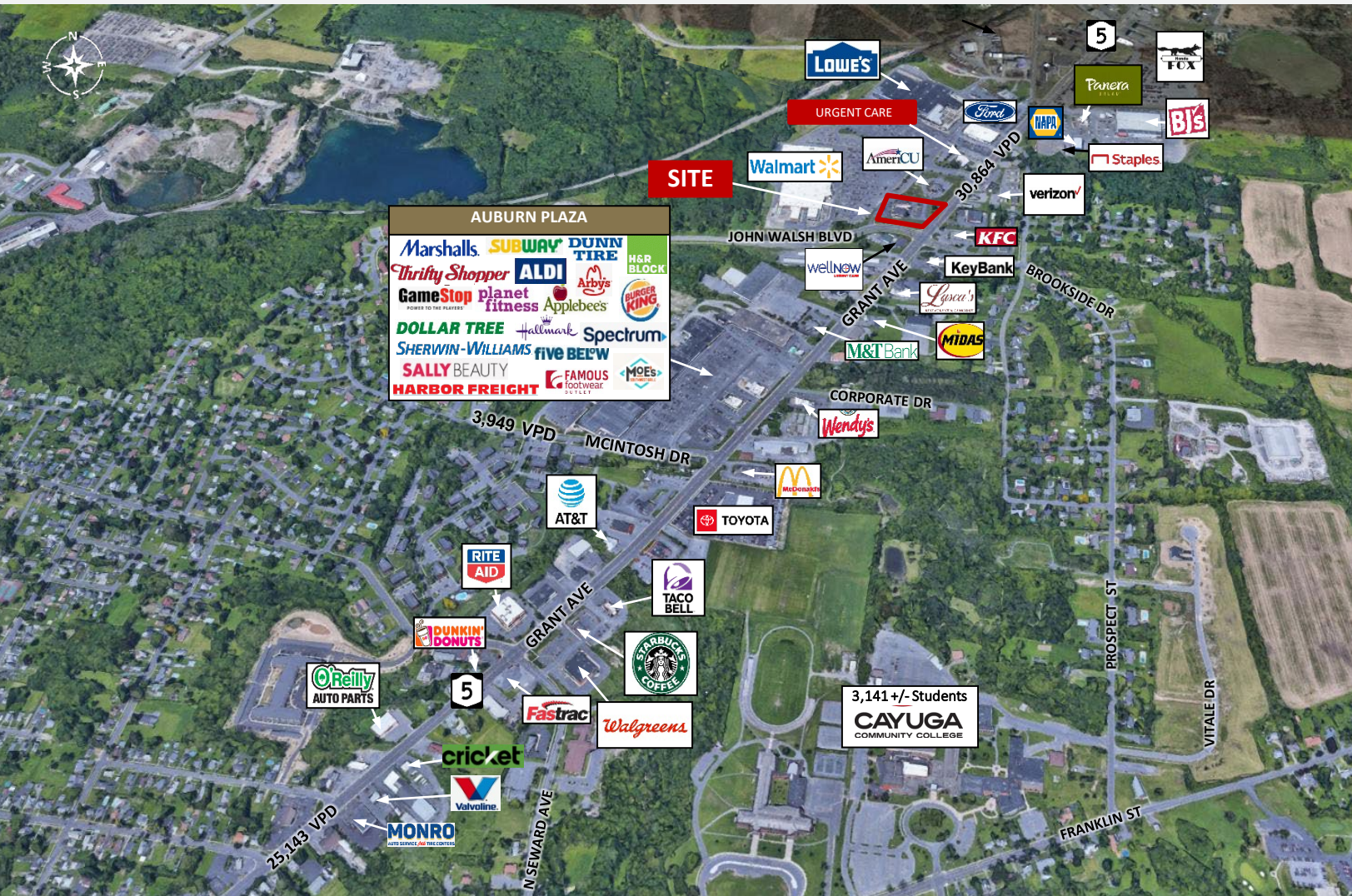
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MARKET AERIAL



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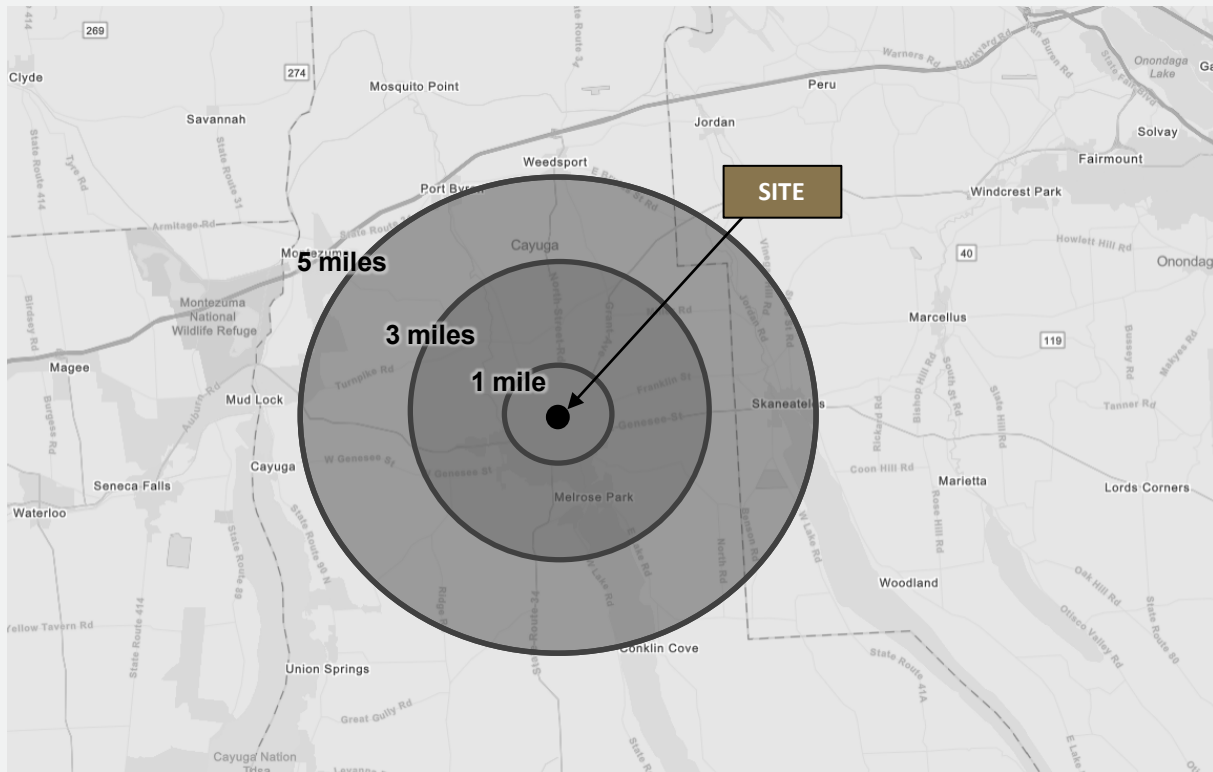


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DEMOGRAPHICS



DEMOGRAPHICS SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	2,764	29,856	36,631
Daytime Population	4,571	31,244	39,097
Households	1,408	12,941	15,803
Average Household Income	\$40,947	\$54,238	\$57,978



1,267
Businesses



18,128
Employees



\$128,517
Median Home Value



41.1
Median Age

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