

FORMER RITE AID FOR SALE

153 GRANT AVENUE

Auburn, NY 13021

VENTURE
BROKERAGE GROUP



AVAILABLE OPPORTUNITY

- » Former Rite Aid
- » Available for Sale: \$1,900,000
- » 14,988 SF building
- » 2.27 acres

PROPERTY HIGHLIGHTS

- » Prime location on Grant Avenue (NY Route 5) in the main retail corridor of Auburn, major retailers in the market include Lowes, BJ's, Bass Pro Shop, Wegmans & more
- » Perfectly situated at traffic light with 2 access points
- » Multiple permitted uses & redevelopment potential
- » Excellent visibility & pylon signage
- » High traffic counts : 30,864 VPD on Grant Ave.



FOR MORE INFORMATION, PLEASE CONTACT:



VALERIE VINCENT
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Valerie@VentureBrokerageGroup.com

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PROPERTY PHOTOS



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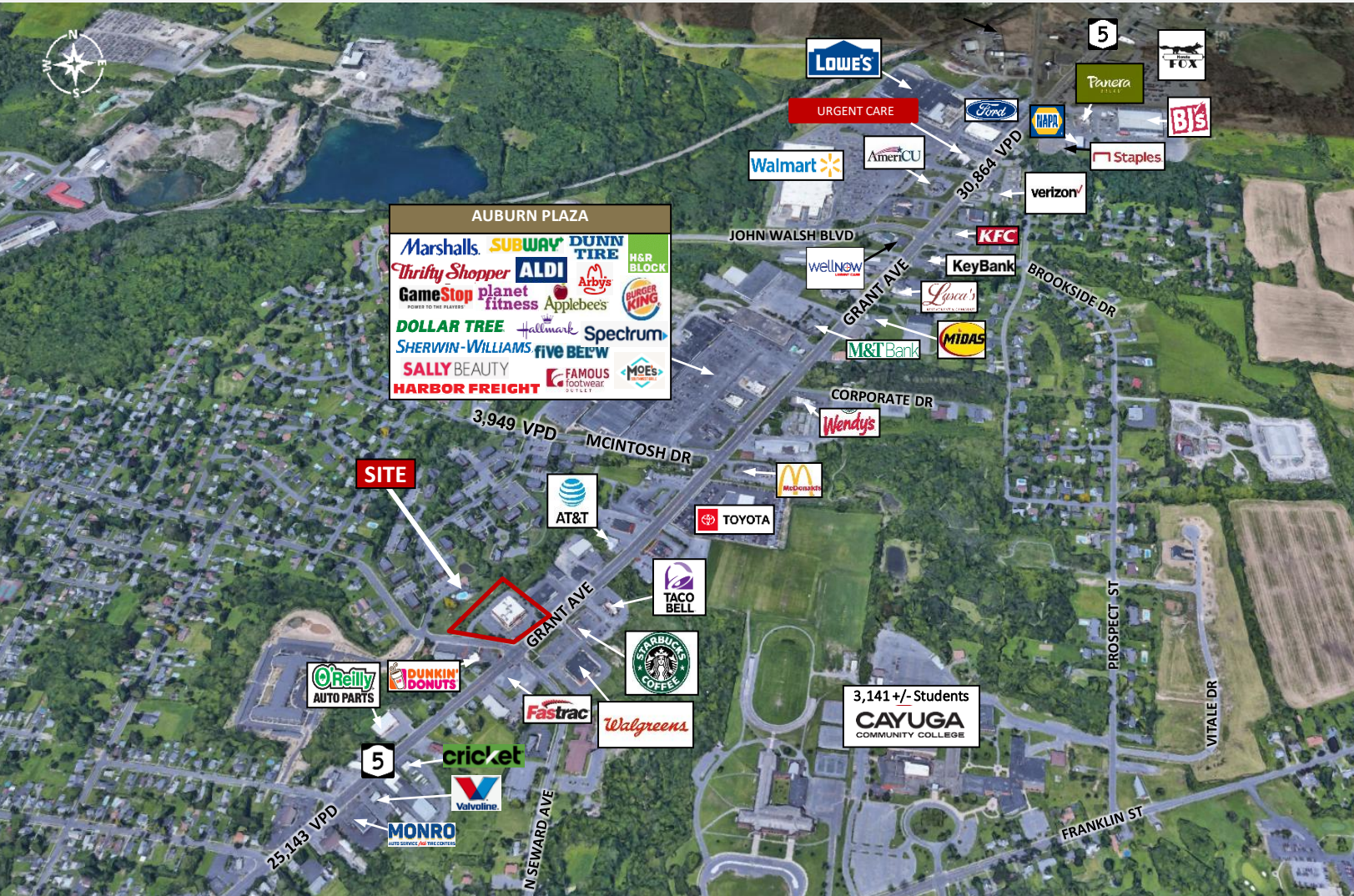
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MARKET AERIAL



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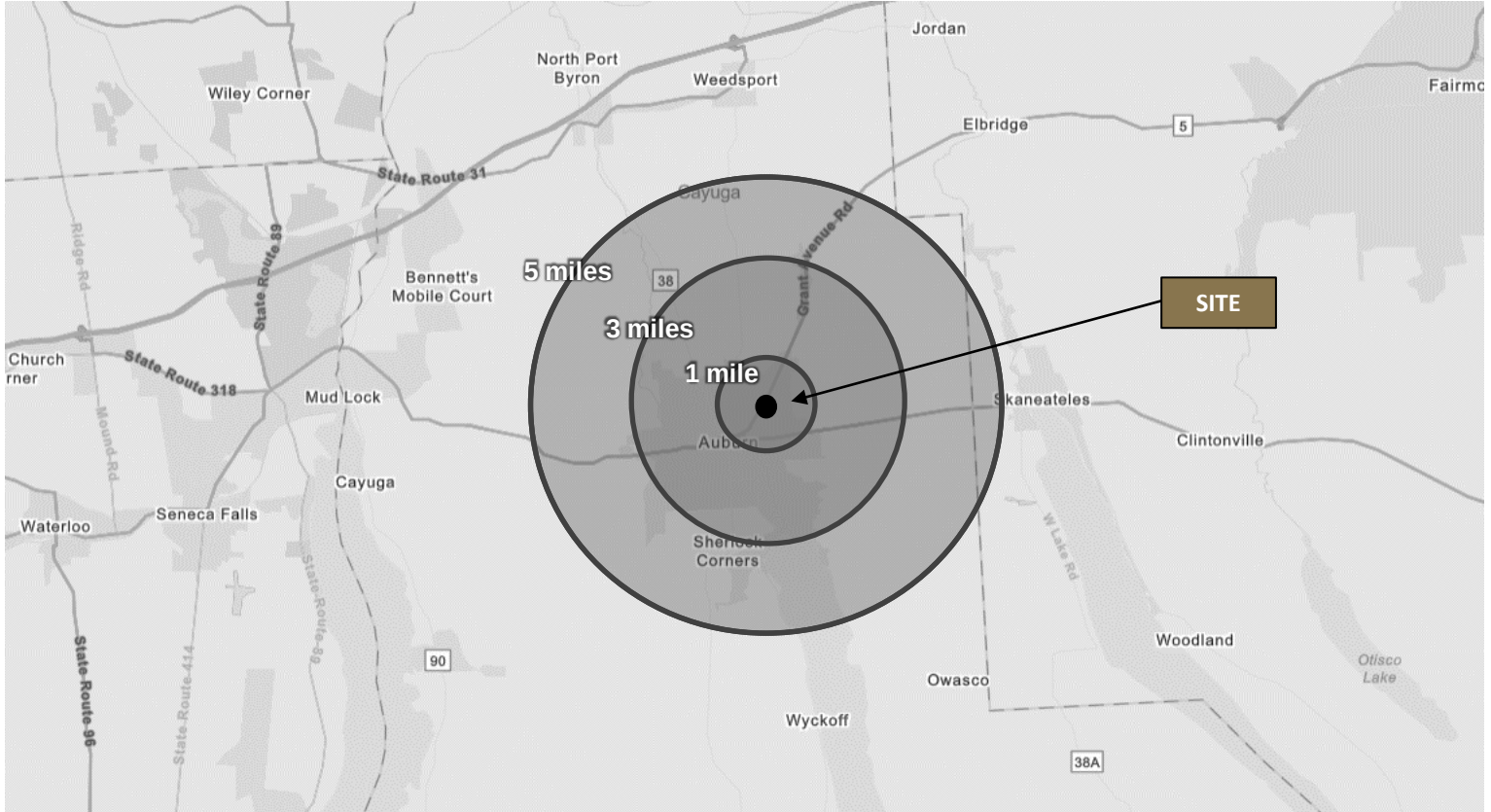
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DEMOGRAPHICS



DEMOGRAPHICS SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	8,881	31,535	36,551
Daytime Population	9,451	34,915	39,616
Households	4,242	13,730	15,829
Average Household Income	\$68,155	\$73,644	\$79,113



1,335
Businesses



20,825
Employees



\$162,897
Median Home Value



41.9
Median Age

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