

REDEVELOPMENT SITE

Prime Real Estate Location

255 Grant Avenue
Auburn, NY 13021



VENTURE
BROKERAGE GROUP



AUBURN PLAZA

Marshalls, BED BATH & BEYOND, DUNN TIRE, Thrifty Shopper, ALDI, BURGER KING, HARBOR FREIGHT, DOLLAR TREE, planet fitness, Applebee's, SHERWIN-WILLIAMS, FIVE BELOW

AVAILABLE OPPORTUNITY

- FOR LEASE
- Two buildings on 1.72 acres
- 2-story former motel: 11,328 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



V 157 Rue de Ville
Rochester, NY 14618
www.VentureBrokerageGroup.com

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

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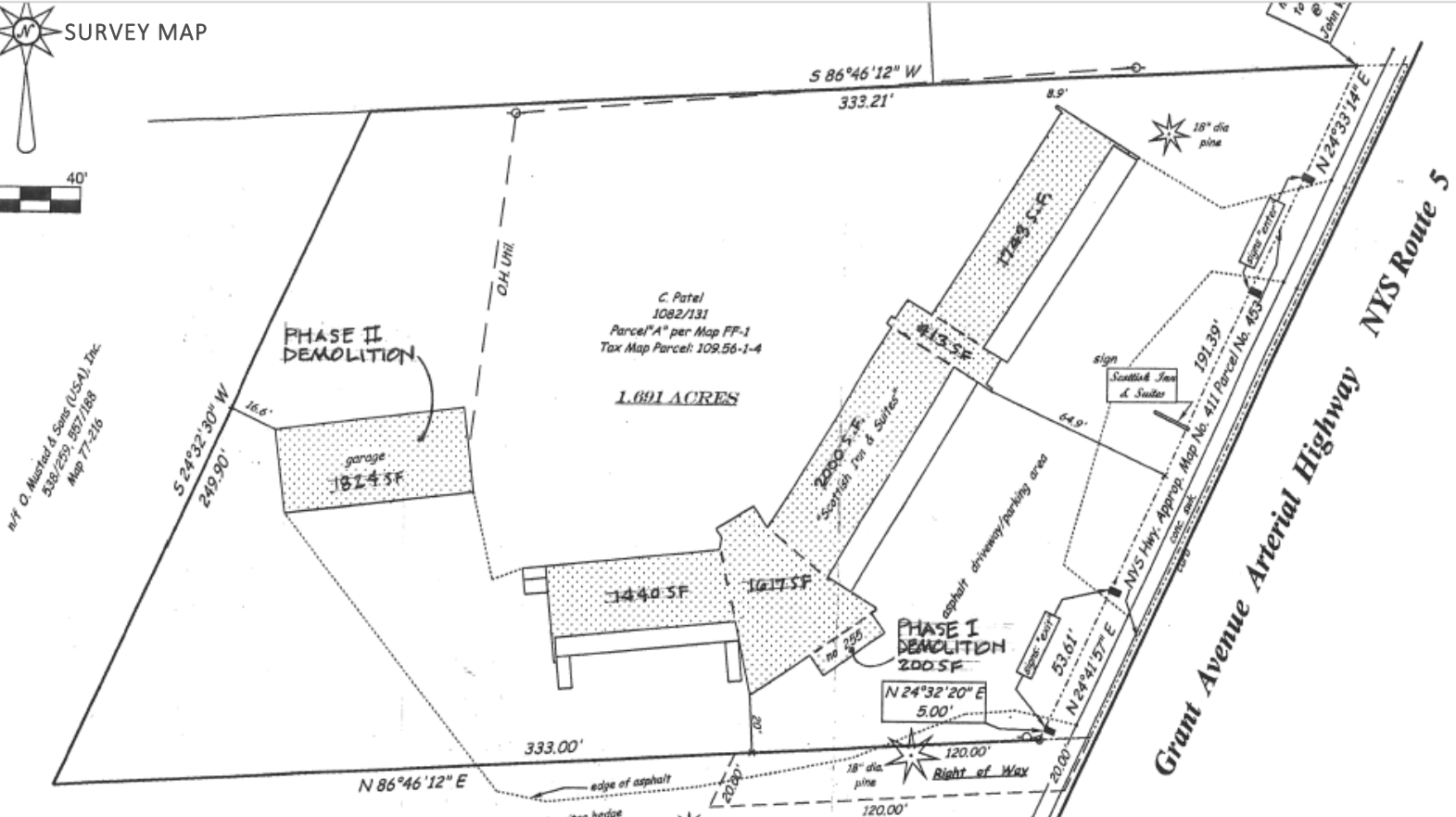
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MARKET AERIAL



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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