

VACANT LAND FOR SALE

# 25 Seminary Avenue

AUBURN, NY 13021

**V**  
**VENTURE**  
BROKERAGE GROUP



## AVAILABLE OPPORTUNITY

- » For Sale: \$36,000
- » 0.25 +/- Acres vacant land to be subdivided from current 1.20-acre parcel

## PROPERTY HIGHLIGHTS

- » Excellent location just off Arterial Highway in the heart of Auburn with frontage on Routes 5 & 20
- » High Traffic counts: 25,143 VPD on Arterial Highway East
- » Zoning District: D- Downtown with multiple potential uses
- » Walking distance to Wegmans, The Inn at Finger Lakes, local restaurants & thriving downtown Auburn area



FOR MORE INFORMATION, PLEASE CONTACT:



**GINA SPENO**  
Licensed Real Estate Salesperson  
(315) 374-6664 (c)  
[Gina@VentureBrokerageGroup.com](mailto:Gina@VentureBrokerageGroup.com)

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## PROPERTY PHOTOS



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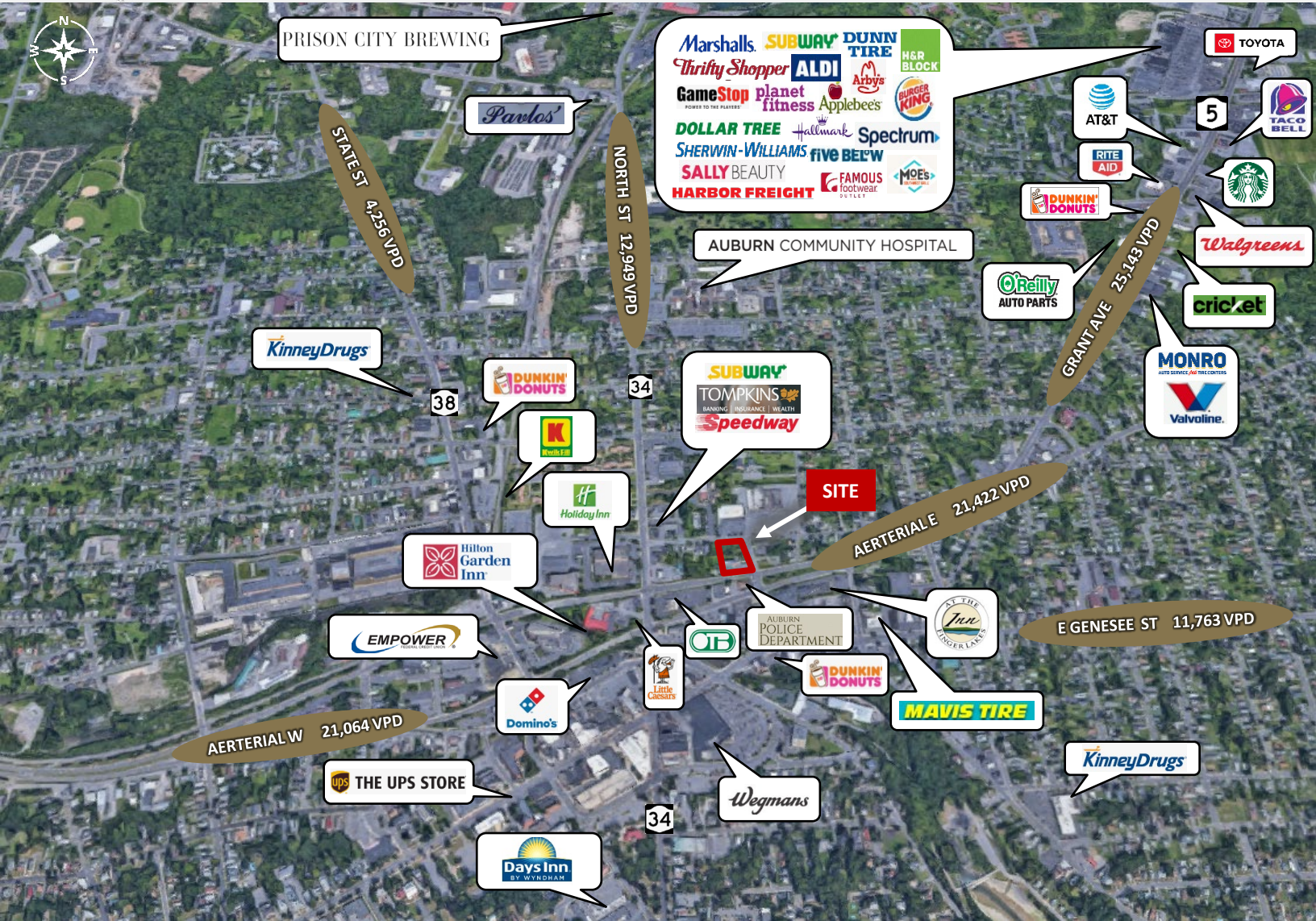


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## TRADE AERIAL



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## MARKET AERIAL



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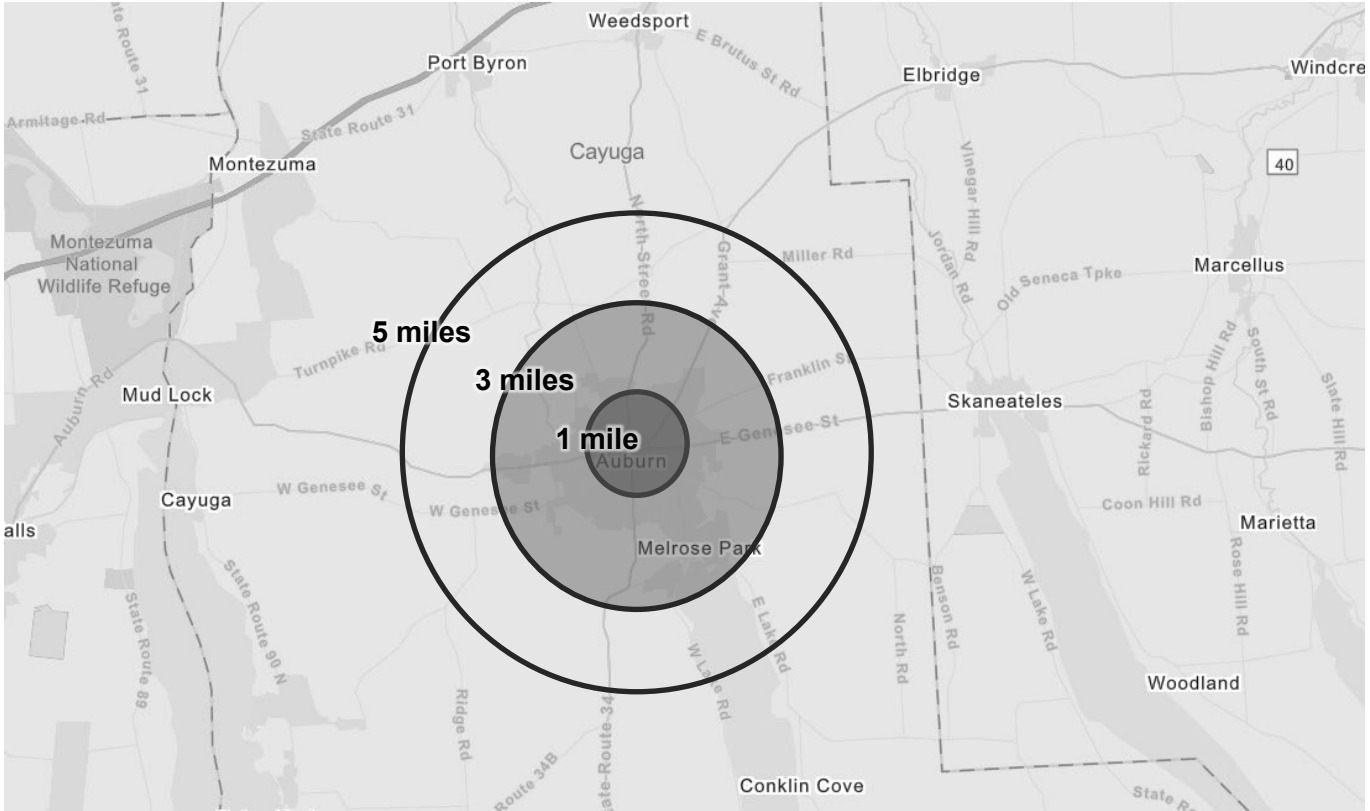
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## DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	17,423	31,907	36,438
Daytime Population	18,003	36,175	39,547
Households	7,642	14,010	15,791
Average Household Income	\$69,190	\$75,705	\$80,915



**1,366**  
Businesses



**21,469**  
Employees



**\$164,298**  
Median Home Value



**42.1**  
Median Age

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