



FOR SALE

# Development Opportunity – Auburn, NY

132-134 Grant Ave, Auburn, NY 13021

eXp Commercial | 165 Broadway Suite 23rd Floor | New York, NY 10006 |

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## LOCATION INFORMATION

Building Name	Development Opportunity – Auburn, NY
Street Address	132-134 Grant Ave
City, State, Zip	Auburn, NY 13021
County	Cayuga
Market	Auburn
Cross-Streets	N Seward Ave

Sale Price

**\$435,000**

## PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail
Zoning	HC-Highway Commercial
Lot Size	1.64 Acres
APN #	050100-109-079-0001-036-000-0000
Lot Frontage	206 ft
Lot Depth	0 ft
Traffic Count	30402
Traffic Count Street	Grant Ave
Traffic Count Frontage	206



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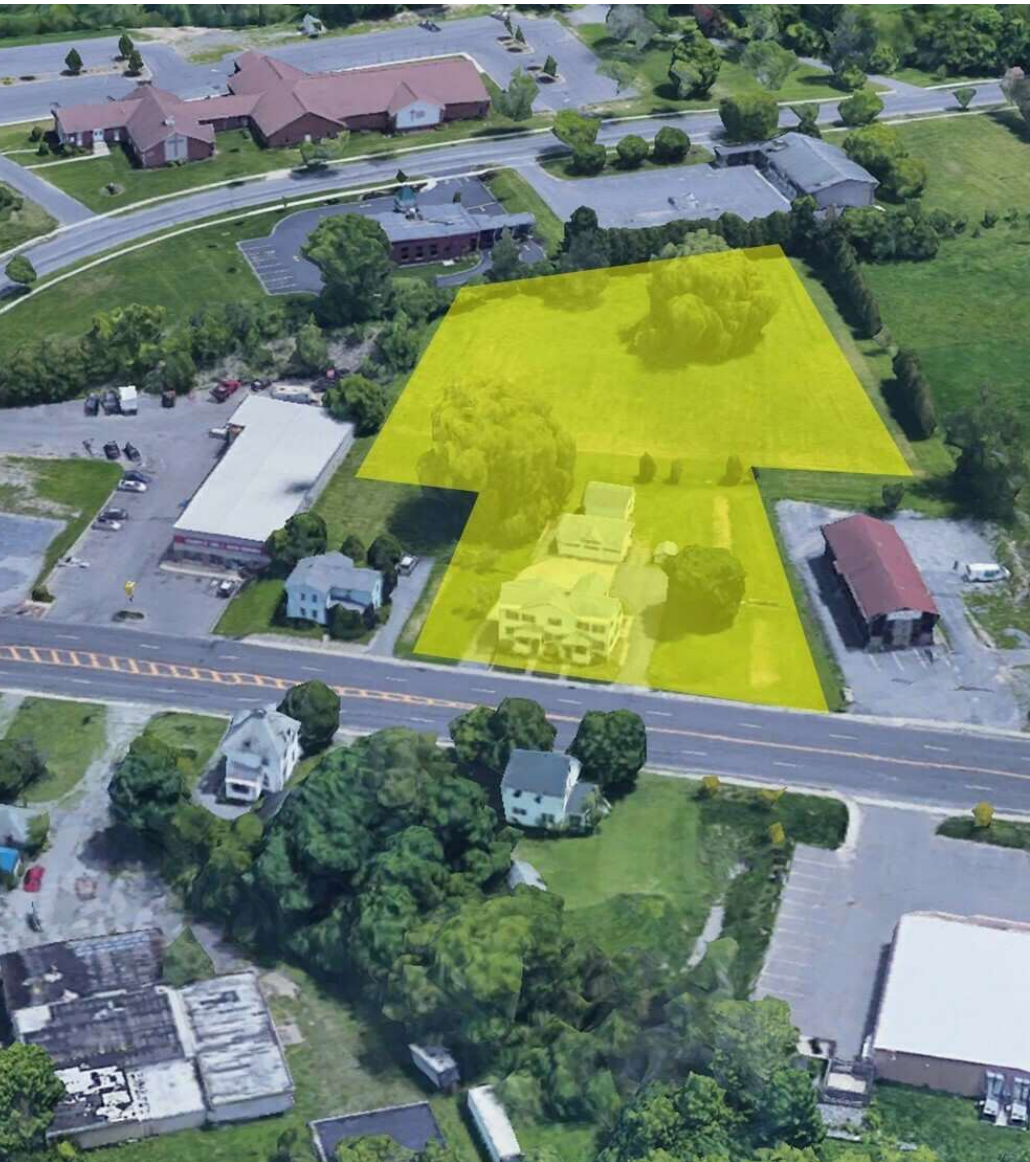
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## PROPERTY DESCRIPTION

Offering 1.64 acres in Auburn's highly visible commercial corridor, this site at 132-134 Grant Avenue is a standout retail or office development opportunity. With over 200 feet of road frontage on Grant Avenue, a major arterial road with an Average Annual Daily Traffic exceeding 30,000 vehicles, the property offers exceptional exposure and accessibility, ideal for businesses seeking high traffic visibility.

Zoned HC Highway Commercial, the site supports various commercial uses, including retail, restaurants, medical offices, and automotive services. This flexibility, ample space, and a favorable layout make it a strategic location for national or regional tenants aiming to capitalize on Auburn's vibrant commercial activity.

Investors and developers can envision retail or office space catering to Auburn's thriving market. Whether for single or multi-tenant use, this site's position and zoning versatility align well with current demand trends.

## LOCATION DESCRIPTION

Auburn, New York, is a city in Cayuga County, located at the northern tip of Owasco Lake in the Finger Lakes region. With a population of approximately 25,692 as of 2024, Auburn offers a blend of historical significance and modern amenities.

Auburn's economy is diverse, with sectors ranging from manufacturing to healthcare. The city's strategic location provides easy access to major highways, facilitating convenient travel to nearby cities such as Syracuse and Rochester. Educational institutions like Cayuga Community College contribute to a well-educated workforce, supporting local businesses and industries.

The community is characterized by a mix of residential neighborhoods, commercial districts, and recreational areas, including Emerson Park on Owasco Lake, offering outdoor activities and scenic views.

Auburn's commitment to preserving its historical heritage while fostering economic growth makes it an attractive location for both residents and businesses.

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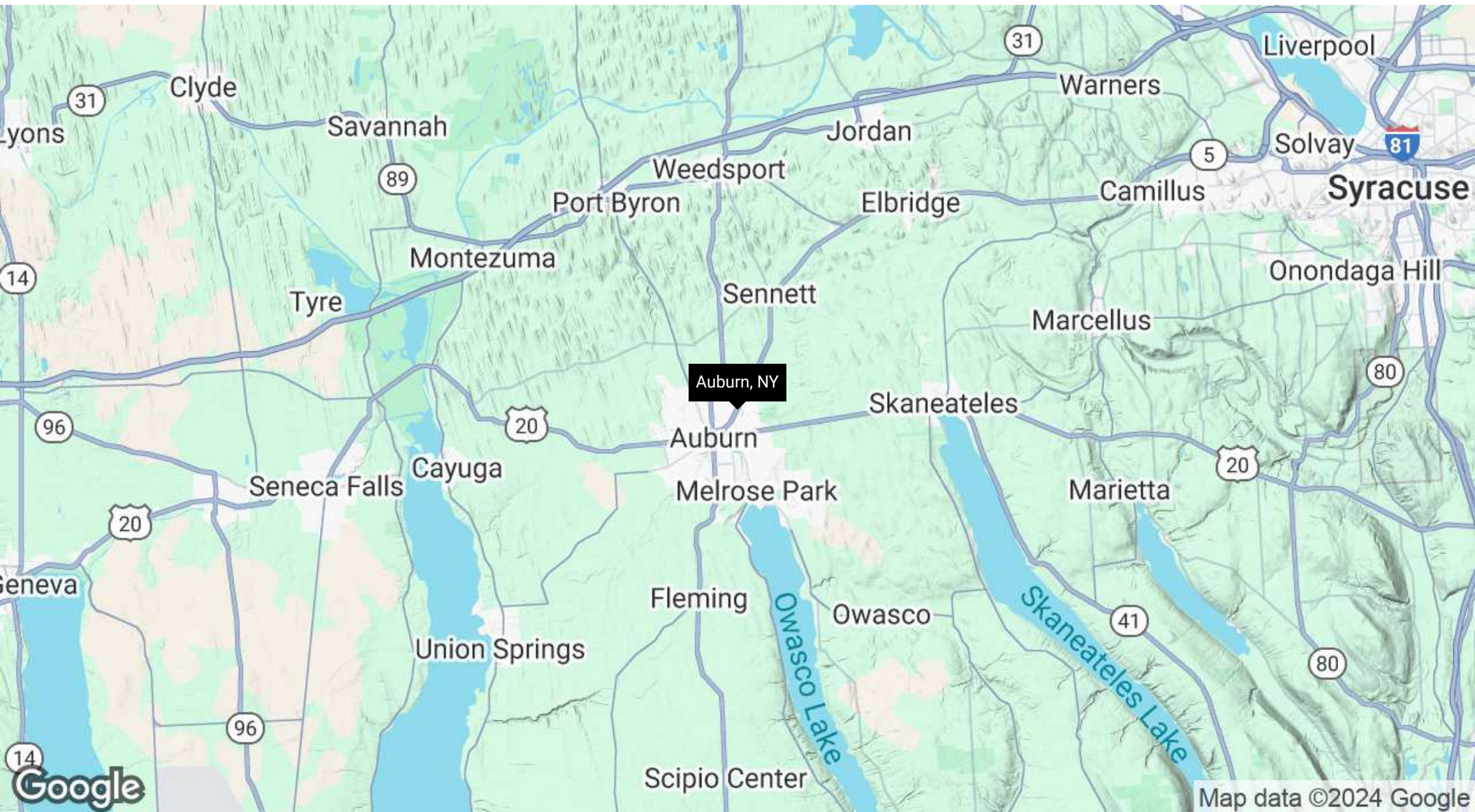
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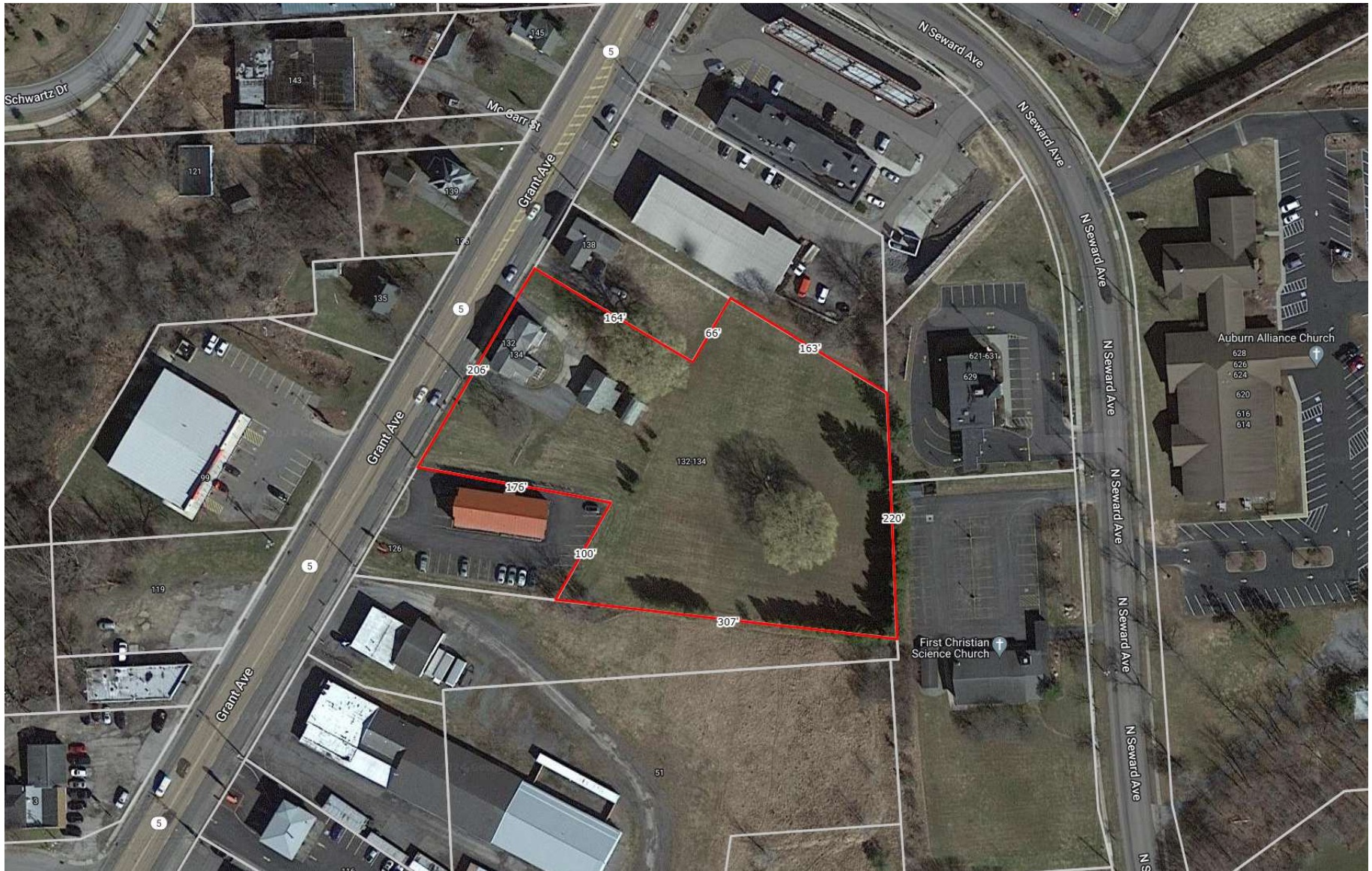
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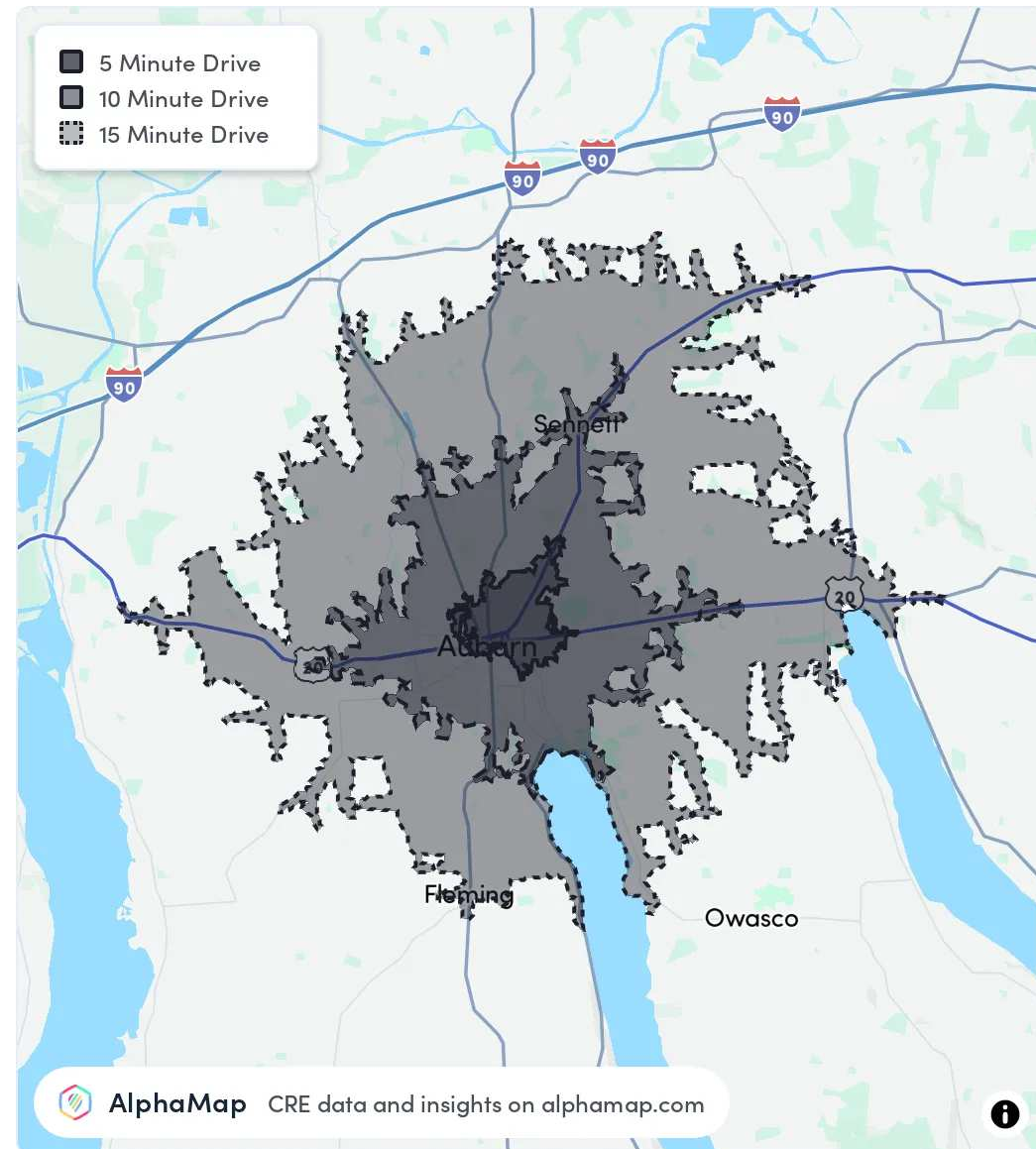
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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	12,192	31,047	40,595
Average Age	43	43	44
Average Age (Male)	41	41	42
Average Age (Female)	45	45	45

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	5,442	13,529	17,560
Persons per HH	2.2	2.3	2.3
Average HH Income	\$64,164	\$74,049	\$84,727
Average House Value	\$260,595	\$259,918	\$281,699
Per Capita Income	\$29,165	\$32,195	\$36,837

RACE	5 MINUTES	10 MINUTES	15 MINUTES
Population White	9,846	25,462	34,217
Population Black	1,093	2,355	2,454
Population American Indian	59	137	180
Population Asian	111	232	314
Population Pacific Islander	4	15	18
Population Other	174	404	500

Map and demographics data derived from AlphaMap



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