

John Walsh Boulevard

(200 McIntosh Drive)

AUBURN, NY 13021



AVAILABLE OPPORTUNITY

- » 12 Acres- For Sale: \$625,000
- » Excellent redevelopment opportunity with multiple potential uses
- » Potential assemblage with adjacent lots

PROPERTY HIGHLIGHTS

- » Convenient location directly off Grant Avenue in the center of the busiest retail corridor in Auburn
- » Adjacent to Auburn Plaza & Walmart, less than 2 miles from Cayuga Community College
- » High traffic count on Grant Avenue with 30,864 VPD



FOR MORE INFORMATION, PLEASE CONTACT:



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

PROPERTY FOR SALE

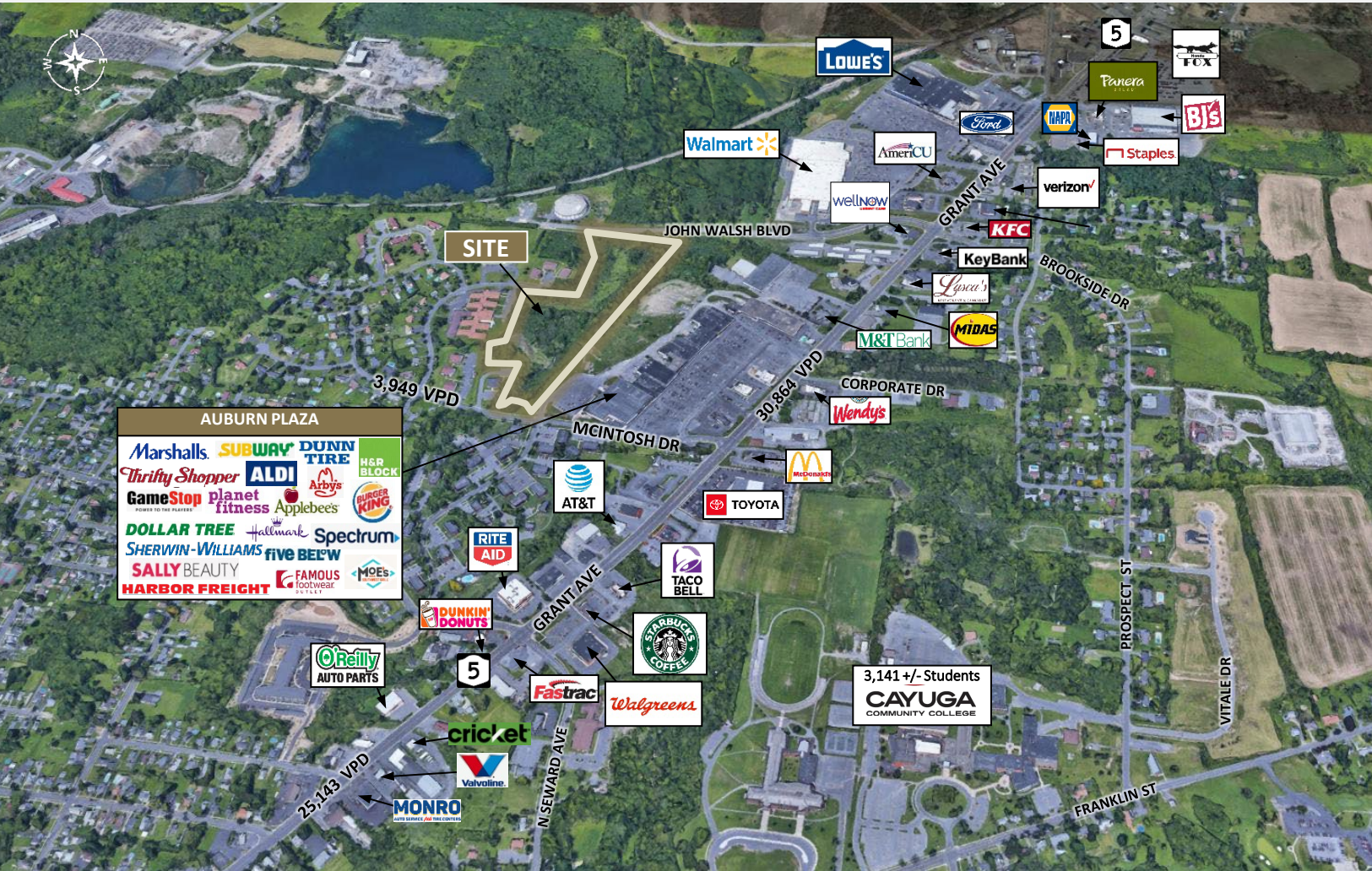
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MARKET AERIAL



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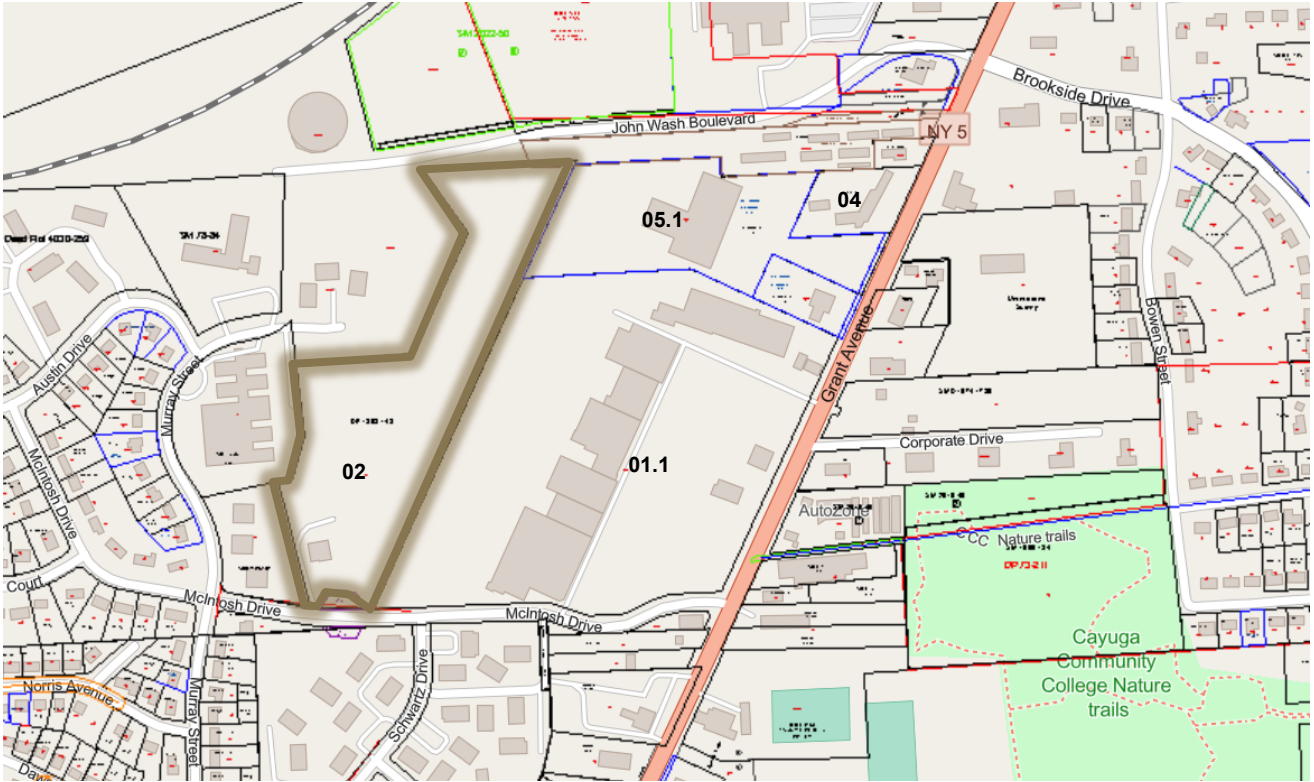
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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	6,904	31,177	36,129
Daytime Population	9,129	33,871	38,621
Households	3,405	13,494	15,598
Average Household Income	\$65,971	\$74,684	\$80,156

1,356
Businesses

20,919
Employees

\$128,562
Median Home Value

41.6
Median Age

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