

# State Route 5 (Grant Avenue)

Auburn, NY 13021

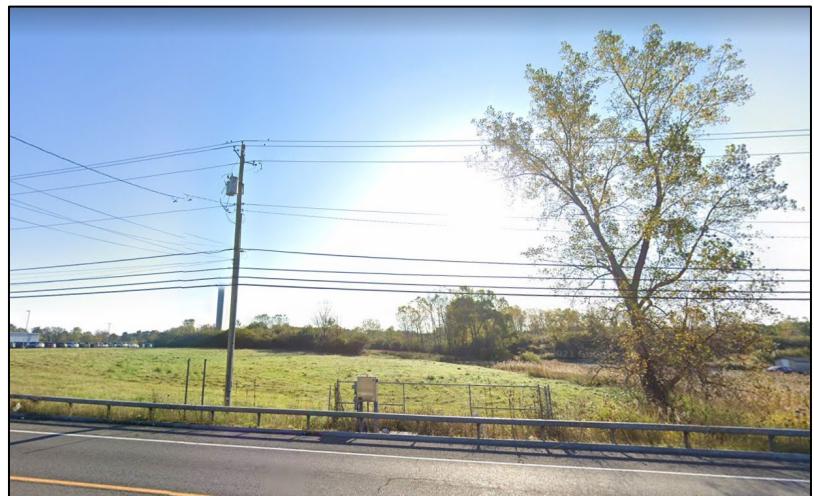


## AVAILABLE OPPORTUNITY

- » For Sale \$685,000
- » 22 Acres of vacant land

## PROPERTY HIGHLIGHTS

- » Prime location in the heart of the Finger Lakes region on Grant Avenue (State Route 5) just 2+ miles to thriving downtown area and Cayuga Community College
- » Multiple potential uses & great development opportunity
- » Excellent visibility & traffic counts over 12,921 VPD



## FOR MORE INFORMATION, PLEASE CONTACT:



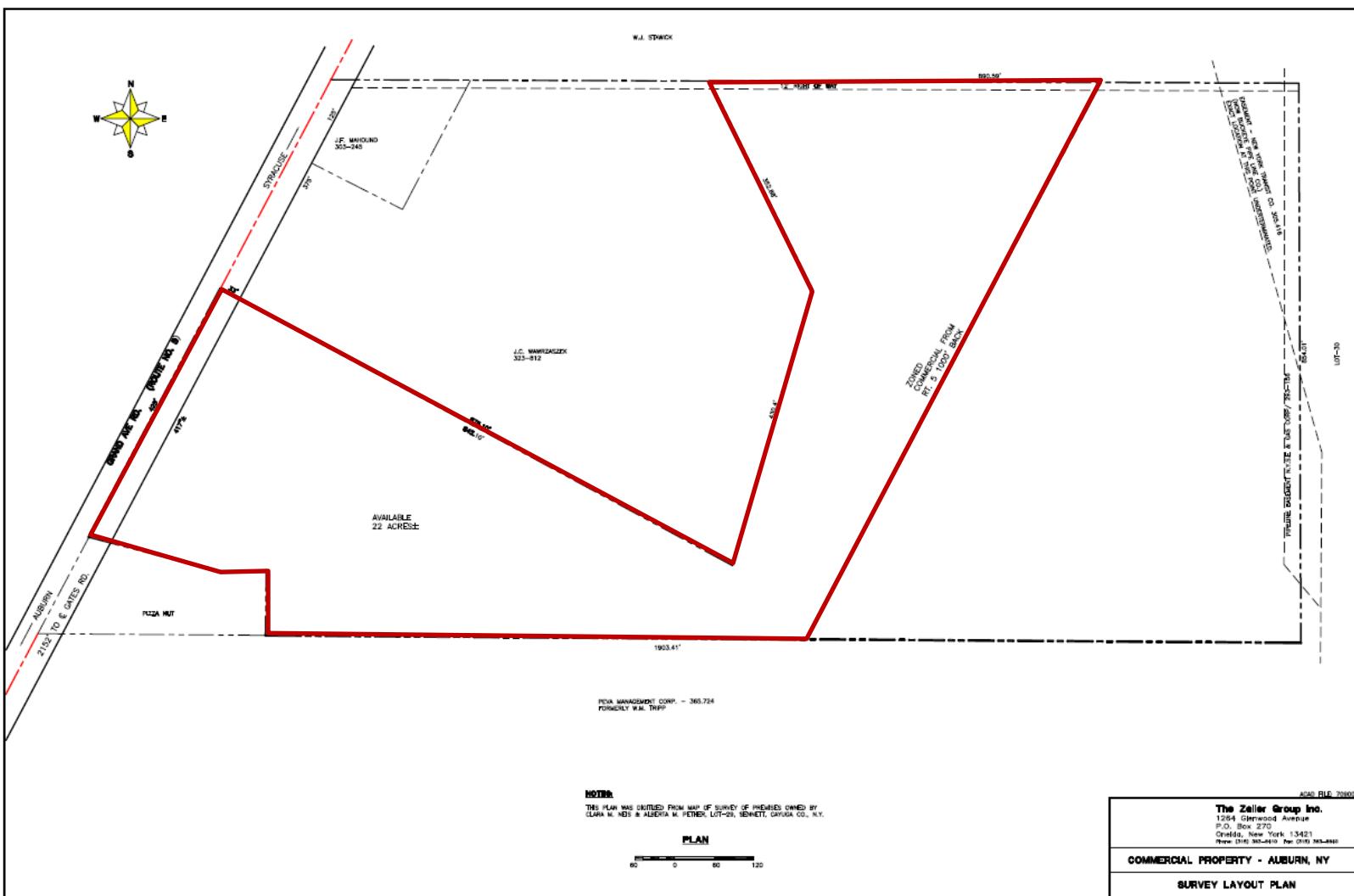
VALERIE VINCENT

Licensed Real Estate Associate Broker  
315.663.8827 (c)  
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## SITE PLAN



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# WATERFRONT SPACE FOR LEASE

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## MARKET AERIAL



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## DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	486	19,760	37,379
Daytime Population	1,549	22,019	40,423
Households	210	8,446	16,156
Average Household Income	\$100,169	\$76,374	\$80,514



**800**  
Businesses



**11,908**  
Employees



**\$132,856**  
Median Home Value



**40.7**  
Median Age

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