

VACANT LAND FOR SALE

State Route 5 (Grant Avenue)

Auburn, NY 13021

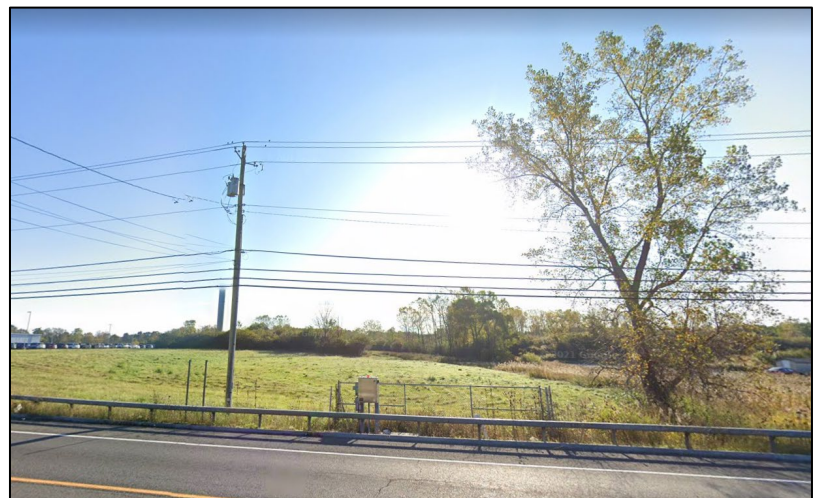


AVAILABLE OPPORTUNITY

- » 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:

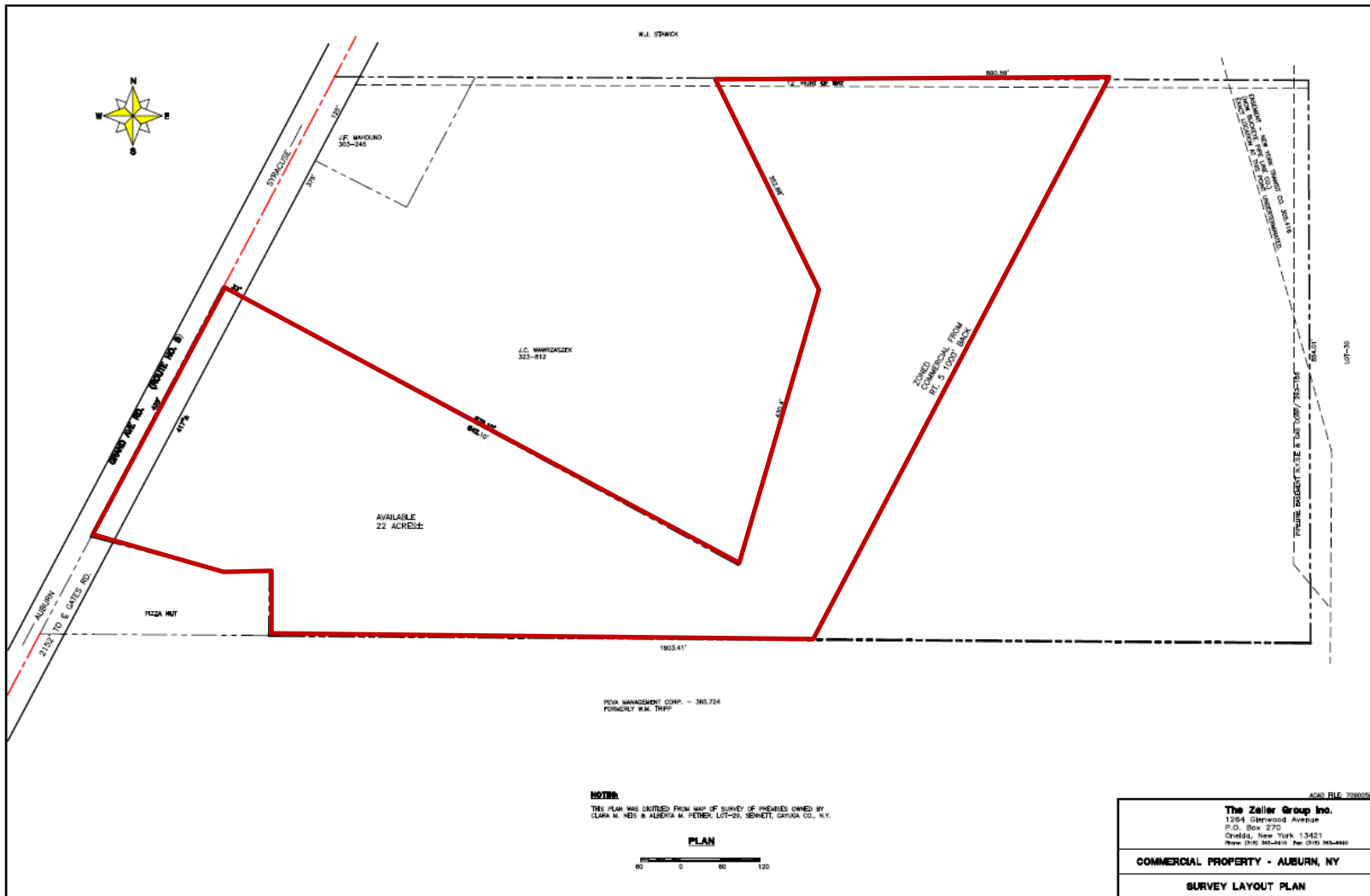


VALERIE VINCENT
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SITE PLAN



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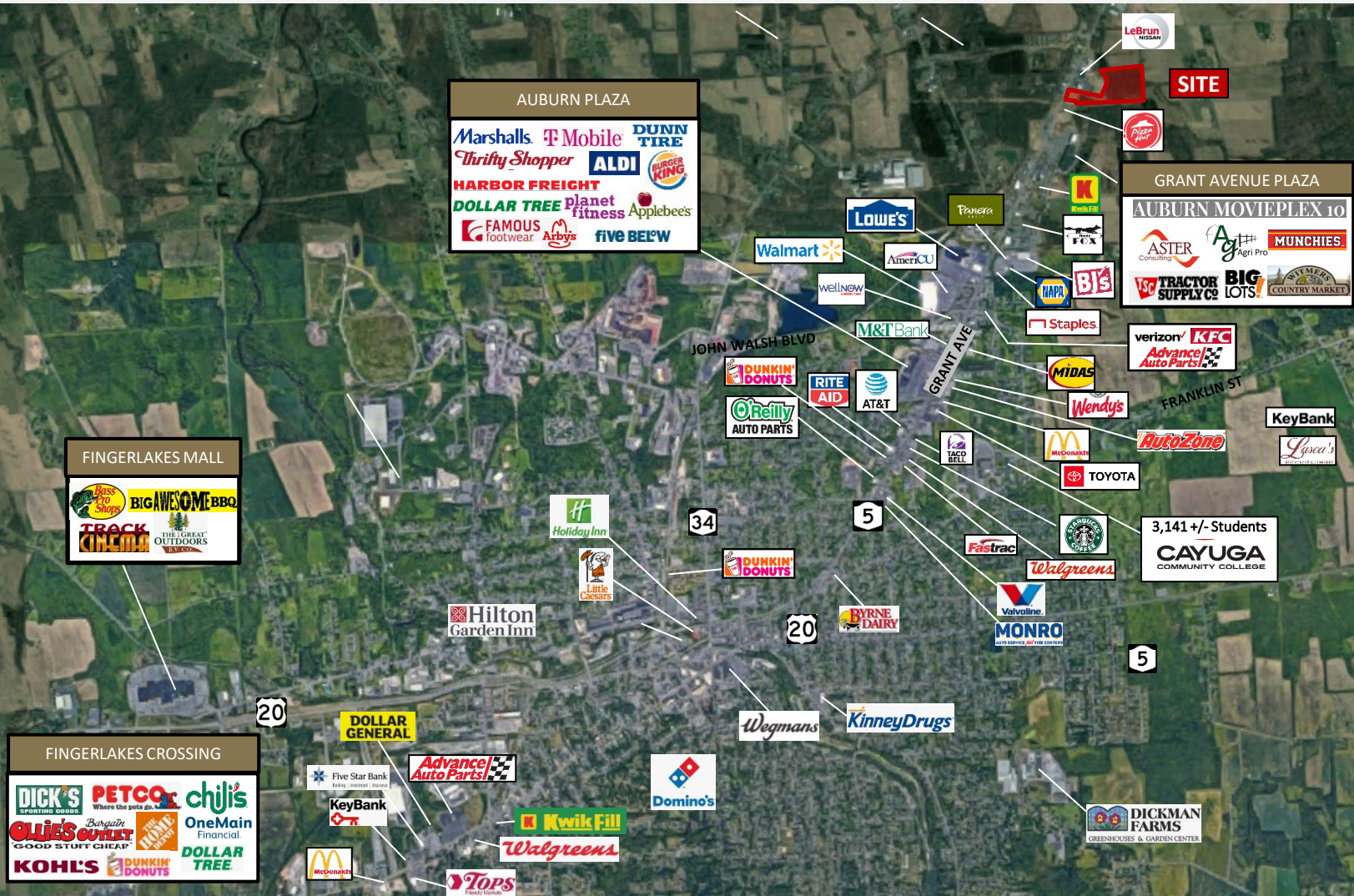
WATERFRONT SPACE FOR LEASE

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MARKET AERIAL



BROOKSIDE
DR
GRANT AVE
30,864 VPD

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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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