

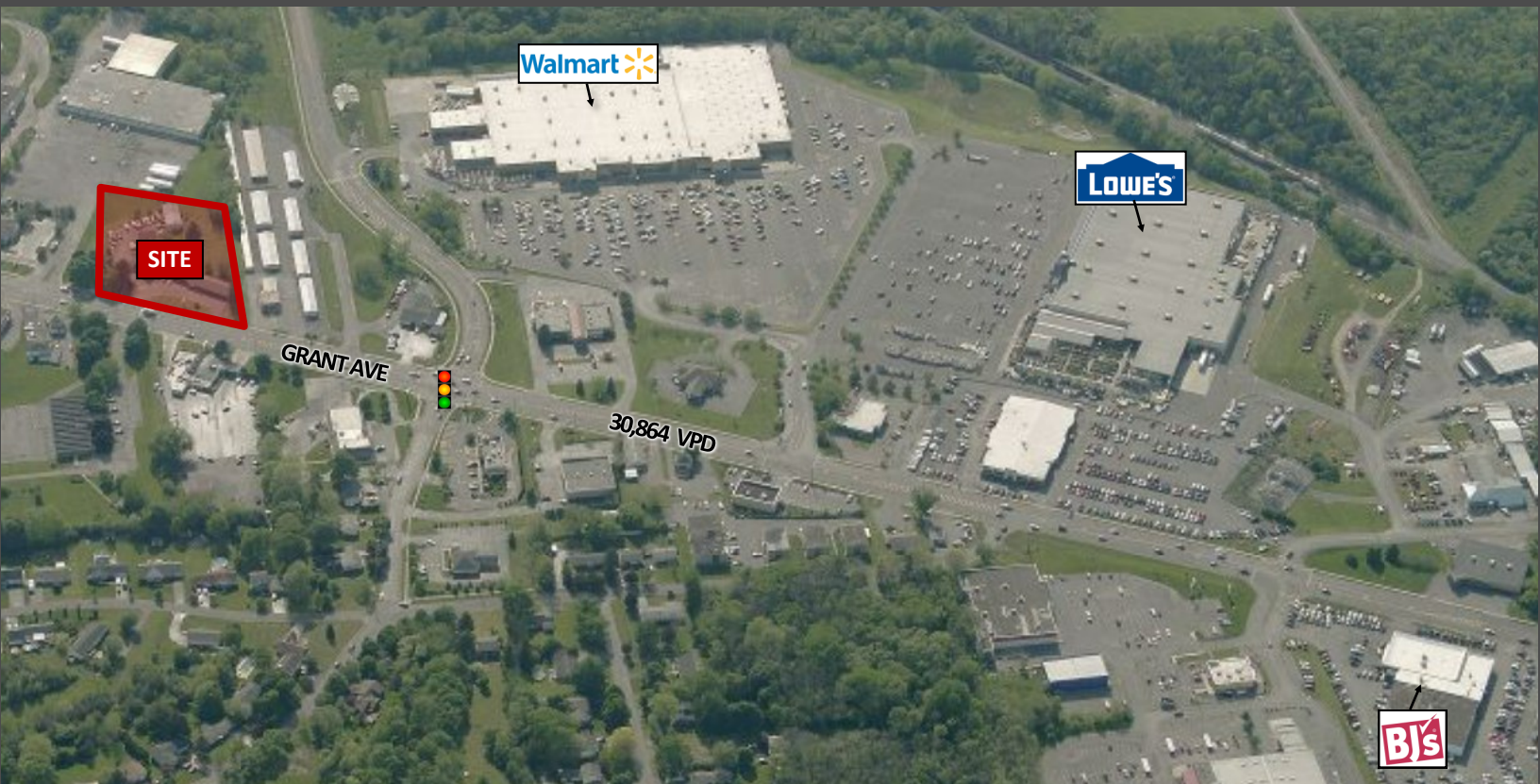
# REDEVELOPMENT SITE

*Prime Real Estate Location*

255 Grant Avenue  
Auburn, NY 13021



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## AVAILABLE OPPORTUNITY

- For Sale: \$2,500,000
- Redevelopment of the site or complete redevelopment of existing motel
- Two buildings on 1.72 acres
  - 1) 2-story former motel: 11,328 SF/ 20 units/2 apartments
  - 2) Adjacent: 1,440 SF with 814 SF garage

## PROPERTY HIGHLIGHTS

- Busiest retail corridor in Auburn, located in the heart of the Finger Lakes Region
- Adjacent to Auburn Plaza (Marshalls, Aldi, Bed Bath & Beyond, Planet Fitness, Harbor Freight, Dollar Tree & more)
- High traffic counts: 30,864 VPD
- Highway Commercial Zoning



**V** 2815 Monroe Avenue  
Rochester, NY 14618  
[www.VentureBrokerageGroup.com](http://www.VentureBrokerageGroup.com)

**Gina Speno** | Licensed Real Estate Salesperson  
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*Information is correct to the best of our knowledge but is not guaranteed for accuracy.*



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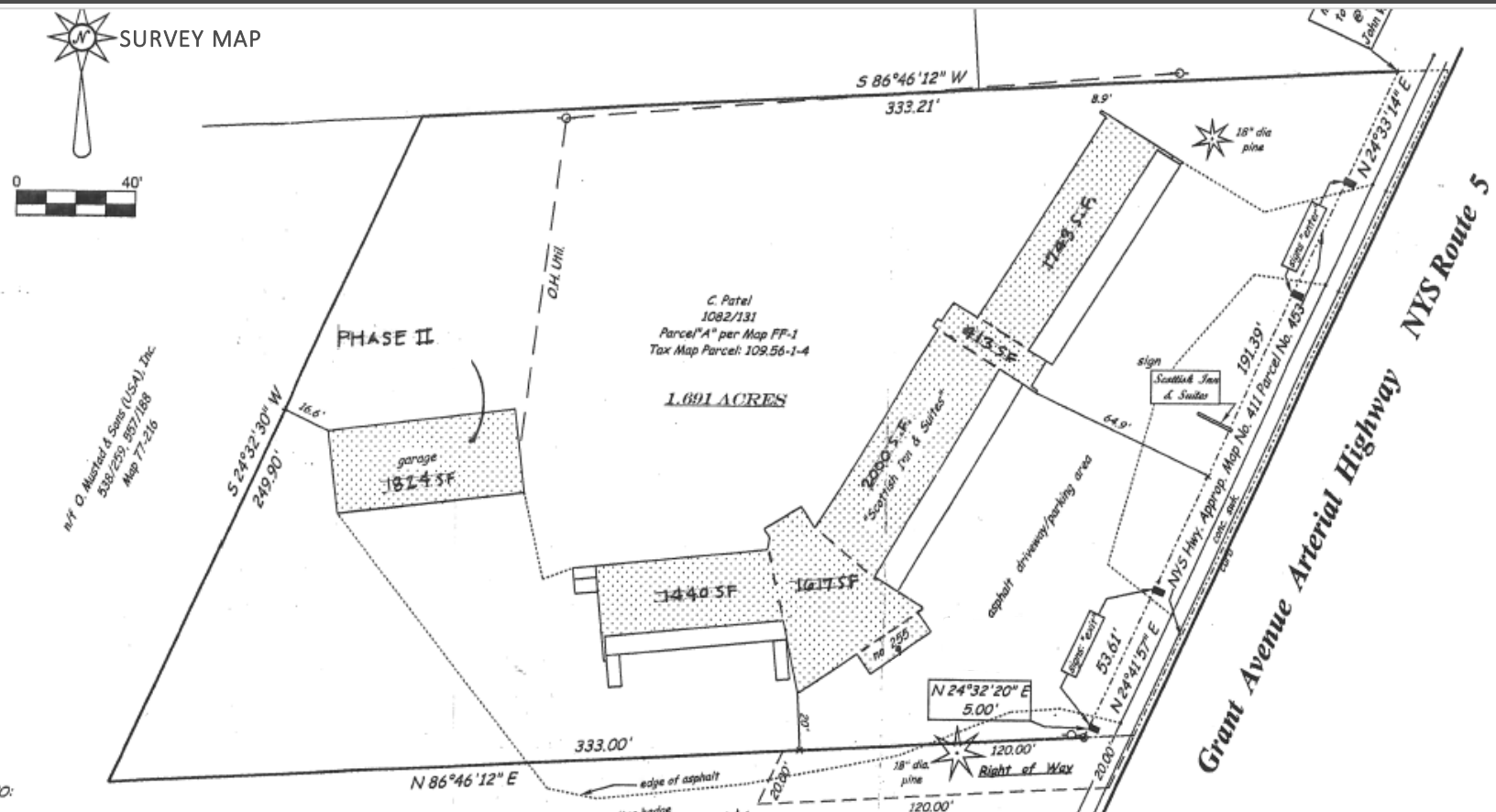
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 SURVEY MAP



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## MARKET AERIAL



## DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Miles	5 Miles
Population	3,721	30,903	37,690
Daytime Population	4,805	32,002	39,682
Households	1,960	13,117	15,812
Average Household Income	\$61,554	\$65,421	\$70,941



1,281  
Businesses



18,912  
Employees



\$123,082  
Median Home Value



41.2  
Median Age

3-Mile Demographics

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