

176 GRANT AVE

176 Grant Ave  
Auburn, NY 13021



RETAIL PROPERTY FOR LEASE



**Brian Donovan**  
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NY #10491202934





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## PROPERTY DESCRIPTION

A 5,525 SF restaurant space in excellent condition located on a street with over 30,000 cars traveling along it daily. Currently built out as a casual dining restaurant, this space offers from great visibility from the street, pylon signage, and 73 parking spaces, allowing any retailer in this space to be to handle a large number of customers and employees at the same time without parking concerns.

## LOCATION DESCRIPTION

This freestanding restaurant building is located in Auburn, NY which is the focal point for retail activity in Cayuga County. Auburn Plaza (Marshall's, AC Moore, Harbor Freight, Planet Fitness, Bed Bath & Beyond, Five Below), Walmart Supercenter, Staples, BJ's Wholesale Club, Tractor Supply, Big Lots, and Lowe's are all located along Grant Avenue. Nearby restaurants include Applebee's, Panera, Dunkin Donuts, and numerous fast food restaurants. This space is in the primary focal point for retail activity, which is along Grant Avenue between Standard Avenue/ North Seward Avenue and Mutton Hill Road.

## PROPERTY HIGHLIGHTS

- Pylon Sign
- Excellent visibility from street
- Over 30,000 AADT on Grant Ave

## OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	1.53 Acres
Building Size:	5,525 SF



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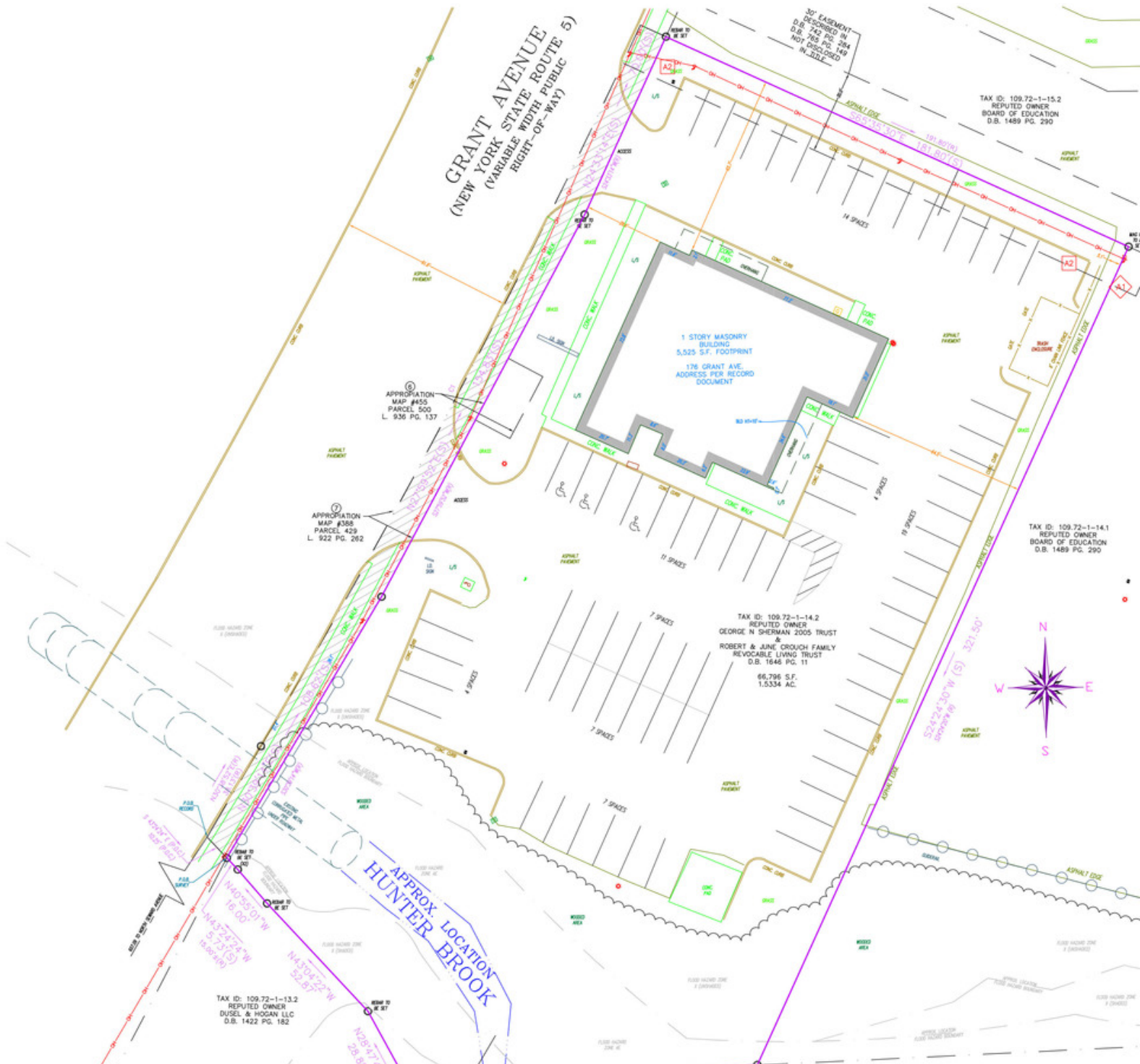
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