

Retail Pad Site Opportunity

Up To 2,500± SF with Double Drive-Thru

3750 Mt. Read Blvd
Greece, NY 14616

High Traffic Corridor With Excellent Exposure



Offering Overview

Pad site development opportunity on Mt. Read Boulevard offering excellent exposure and the ability to build approximately 2,500 square feet served by a double drive-thru. The property is located immediately across the street from Wegmans, a significant traffic driver, with numerous additional retailers and services in the immediate area. Attractive opportunity for bank/credit union or quick service restaurant.

Offering Details

- + Retail Pad Site
- + Up To 2,500± Square Feet
- + Double Drive-Thru
- + Pricing: Negotiable, Contact Broker

Retail Pad Site

3750 Mt. Read Blvd | Greece, NY 14616

For Sale or Lease



Property Overview

- + Retail Pad Site
- + Concept plan shows 2,500± SF building with double drive-thru
- + Well located for QSR or Bank
- + Located on Mt. Read between Maiden Lane and Vintage Lane
- + Shared access from Mt. Read Blvd with Dollar General and Cornerstone Dental
- + Neighboring development includes: Dollar General; Wegmans; Dunkin'; Tim Horton's; Kinecta Federal Credit Union; ESL Credit Union; Aldi; and many more

Contact Us

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Licensed Real Estate Salesperson

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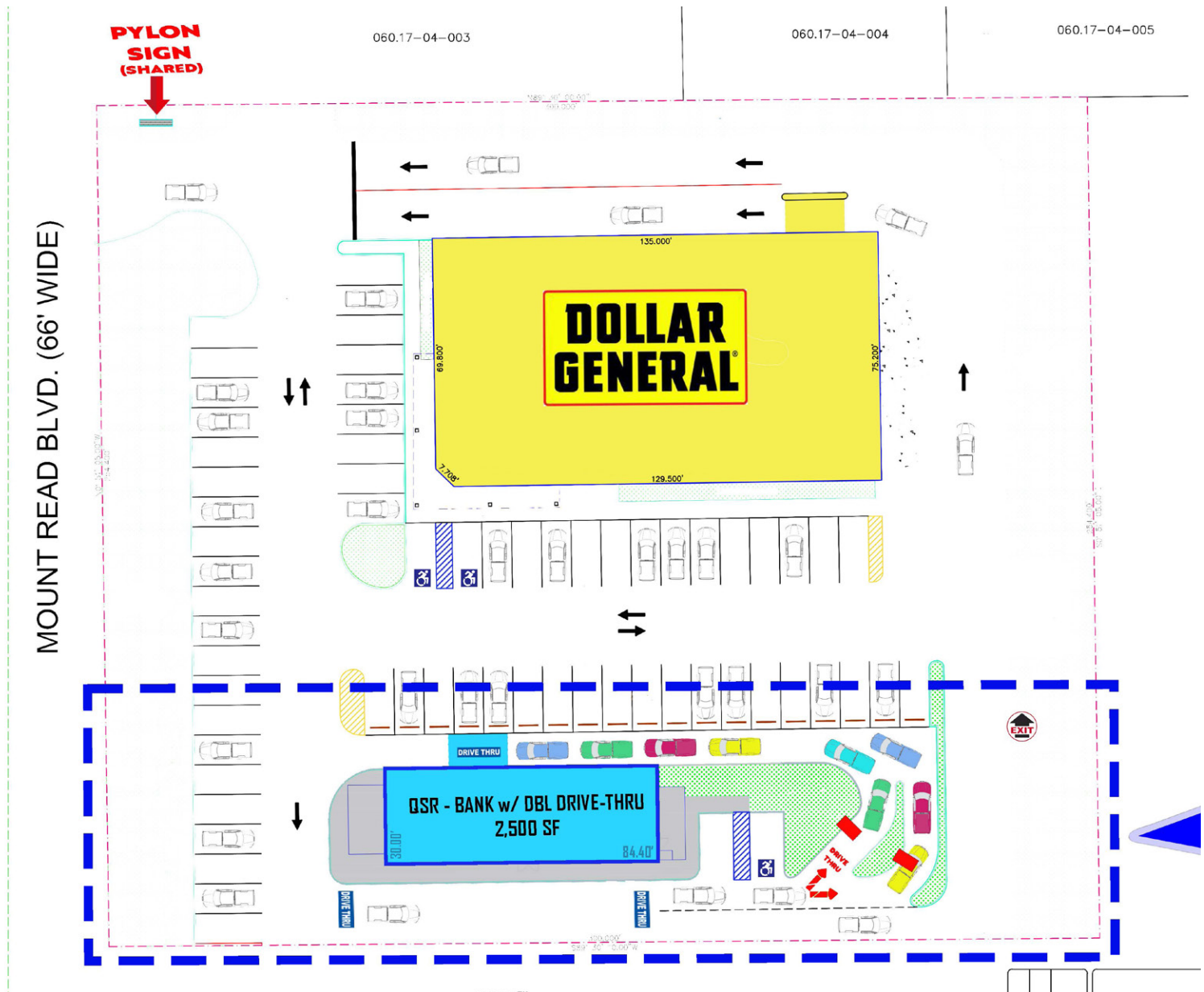
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DEMOGRAPHIC BRIEF

3750 MOUNT READ BLVD

 POPULATION	1 MILE	2 MILES	3 MILES
2024 Population - Current Year Estimate	11,919	47,927	91,738
2029 Population - Five Year Projection	11,839	47,748	91,455
2020 Population - Census	12,422	49,099	93,839
2010 Population - Census	12,576	48,821	92,847
2020-2024 Annual Population Growth Rate	-0.78%	-0.46%	-0.43%
2024-2029 Annual Population Growth Rate	-0.13%	-0.07%	-0.06%
 HOUSEHOLDS			
2024 Households - Current Year Estimate	5,310	22,070	42,101
2029 Households - Five Year Projection	5,402	22,555	43,038
2020 Households - Census	5,283	21,754	41,365
2010 Households - Census	5,266	21,175	39,653
2020-2024 Compound Annual Household Growth Rate	0.10%	0.28%	0.34%
2024-2029 Annual Household Growth Rate	0.34%	0.44%	0.44%
2024 Average Household Size	2.24	2.16	2.16
 HOUSEHOLD INCOME			
2024 Average Household Income	\$82,029	\$82,153	\$86,431
2029 Average Household Income	\$89,386	\$89,728	\$94,354
2024 Median Household Income	\$69,710	\$66,830	\$68,457
2029 Median Household Income	\$76,578	\$74,707	\$75,901
2024 Per Capita Income	\$36,939	\$37,727	\$39,661
2029 Per Capita Income	\$41,234	\$42,251	\$44,387
 HOUSING UNITS			
2024 Housing Units	5,564	22,996	44,002
2024 Vacant Housing Units	254 4.6%	926 4.0%	1,901 4.3%
2024 Occupied Housing Units	5,310 95.4%	22,070 96.0%	42,101 95.7%
2024 Owner Occupied Housing Units	3,946 70.9%	14,036 61.0%	26,243 59.6%
2024 Renter Occupied Housing Units	1,364 24.5%	8,034 34.9%	15,858 36.0%
 EDUCATION			
2024 Population 25 and Over	8,679	34,563	66,346
HS and Associates Degrees	6,161 71.0%	22,366 64.7%	40,696 61.3%
Bachelor's Degree or Higher	1,993 23.0%	9,317 27.0%	20,852 31.4%
 PLACE OF WORK			
2024 Businesses	210	1,059	2,548
2024 Employees	2,005	9,598	25,907

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