



## OVERVIEW

The owner will consider a sale or lease of a portion or all of the parcel and has the capability to build to suit. The asking price for the entire parcel is \$1,000,000.

The property is currently zoned Restricted Business allowing many types of office uses. Rezoning will be required to accommodate small retail type uses including gas stations and convenience stores. As part of a sale, the owner is willing to go through the rezoning process to deliver the property with Neighborhood Business zoning.

Located at the intersection of Archer Road and Ballantyne Road (NYS Route 252), this 5 acre parcel is close to Chili Center, with convenient access to Henrietta/Jefferson Road.

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RETAILER MAP & DEMOGRAPHICS



POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	185	1,524	12,489
Average Age	41	42	44
Average Age (Male)	40	40	42
Average Age (Female)	43	43	45

  

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	82	657	5,218
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$107,745	\$107,142	\$103,803
Average House Value	\$258,304	\$254,364	\$235,478

Demographics data derived from AlphaMap