



**COLDWELL
BANKER
COMMERCIAL**

CBC CUSTOM REALTY

FOR SALE

22 FRANKLIN COURT

Rochester, NY 14614

AVAILABLE SPACE

0.38 Acres

ASKING PRICE

\$225,000

AREA

60 Car parking Lot, on 2 parcels, there are 2 other parcels on this triangular shaped lot that are available for purchase. All 4 parcels would equal .52 AC.



OFFICE

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COLDWELL BANKER COMMERCIAL
CBC CUSTOM REALTY
955 E. Henrietta Road, Rochester, NY 14623
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CBCWORLDWIDE.COM



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Property Overview

Location Map

Demographics Map & Report

SALE

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22 FRANKLIN COURT

Rochester, NY 14614

SALE

and 30 Franklin Court, Rochester NY Parking lot



OFFERING SUMMARY

Sale Price: \$225,000

Lot Size: 0.38 Acres

Zoning: CCD

Price / SF: \$13.59

PROPERTY OVERVIEW

.38 AC, can be added to the adjoining properties to make up to .52 AC on this triangular parcel. Perfect for redevelopment, fast food , potential drive through capabilities.

PROPERTY HIGHLIGHTS

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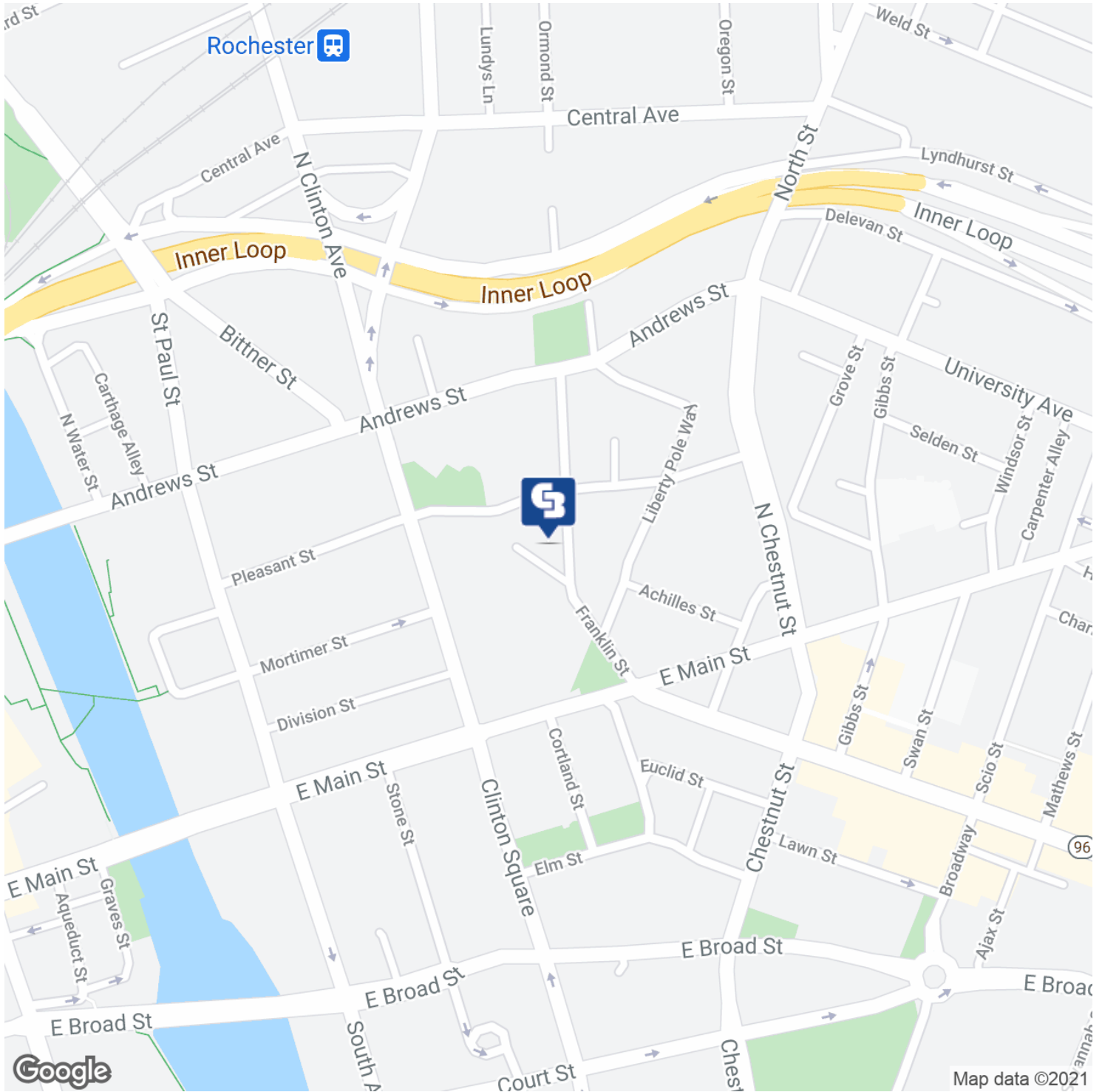
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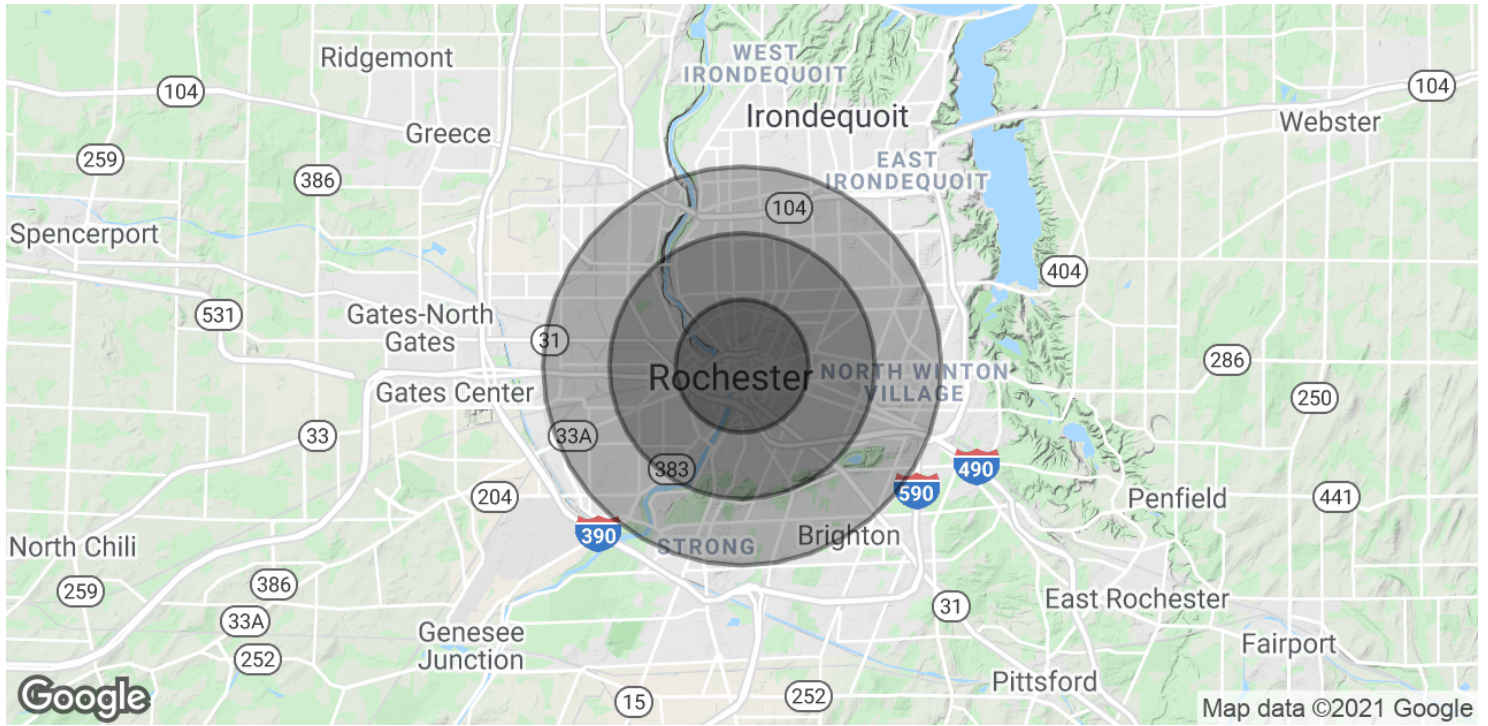
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SALE



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	23,002	102,214	211,960
Average age	29.9	29.3	30.6
Average age (Male)	29.8	28.7	29.4
Average age (Female)	30.5	30.1	31.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	9,873	42,790	84,622
# of persons per HH	2.3	2.4	2.5
Average HH income	\$31,903	\$37,112	\$41,449
Average house value	\$160,202	\$136,603	\$131,984

* Demographic data derived from 2010 US Census

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