

1150 Long Pond Road

Rochester, NY (Town of Greece) 14626



VENTURE
BROKERAGE GROUP



AVAILABLE OPPORTUNITY

- » *FOR SALE: New Development Opportunity in the Town of Greece*
- » *Multi-family on 8.70 acres*

PROPERTY HIGHLIGHTS

- » *Prime investment opportunity with a steady income stream in the heart of Greece just off Route 104, less than 1 mile (0.04 miles) from the signalized intersection of Long Pond Rd & Route 104*
- » *Just minutes from main retail corridor of Greece & within walking distance to Greece Ridge Mall, area restaurants, hotels and shopping; major retailers in the area include Target, Wegmans, Home Depot & more*
- » *Convenient location just off Route 104, a major east/westbound thoroughfare which divides the city heading west to the US & Canadian border*
- » *Less than 1.5 miles to Interstate 390*



FOR MORE INFORMATION, PLEASE CONTACT:

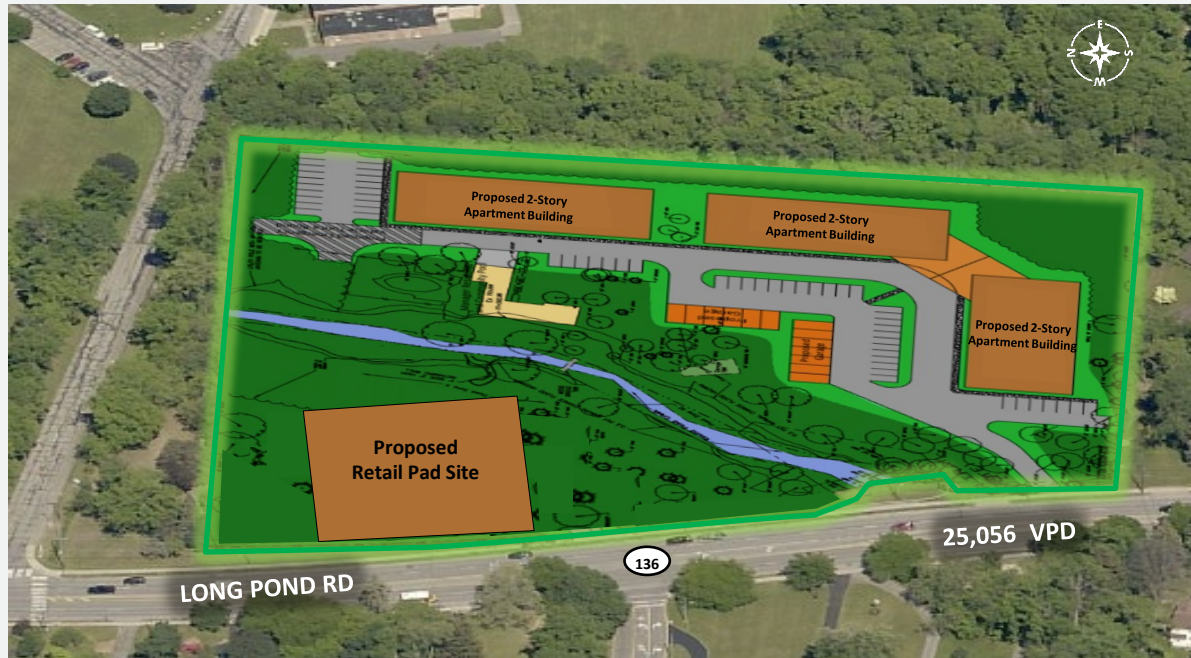


JEFFREY DICESARE
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PROPOSED APARTMENTS & RETAIL PAD SITE



APPROVED MULTI-FAMILY



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GREECE DEVELOPMENT OPPORTUNITY

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MARKET AERIAL



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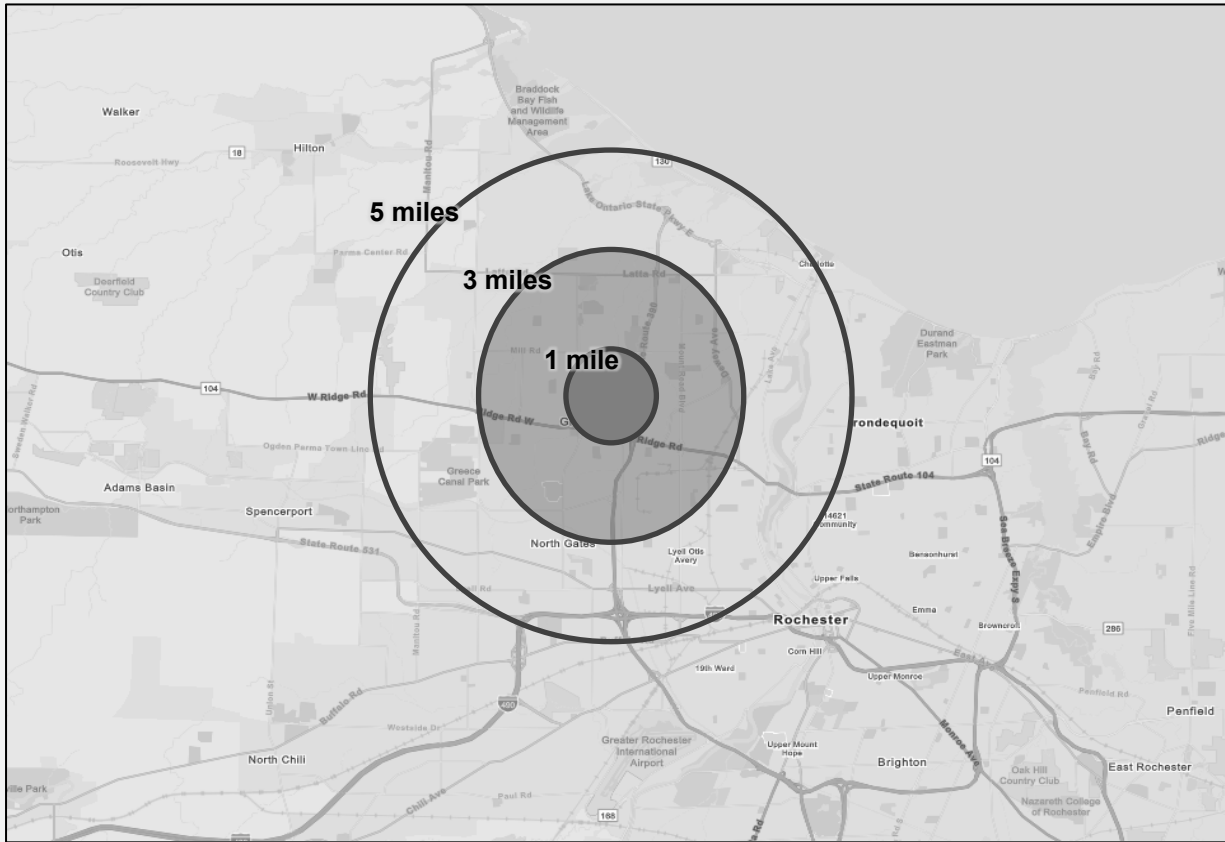


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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	10,814	71,943	188,041
Daytime Population	10,056	70,064	175,208
Households	5,256	32,362	83,314
Average Household Income	\$90,411	\$94,123	\$84,570



2,422
Businesses



36,818
Employees



\$198,815
Median Home Value



43.7
Median Age

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