

INDUSTRIAL PROPERTY FOR SALE

3857 New York 104, Williamson, NY 14589

OFFERING MEMORANDUM



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Industrial Property For Sale

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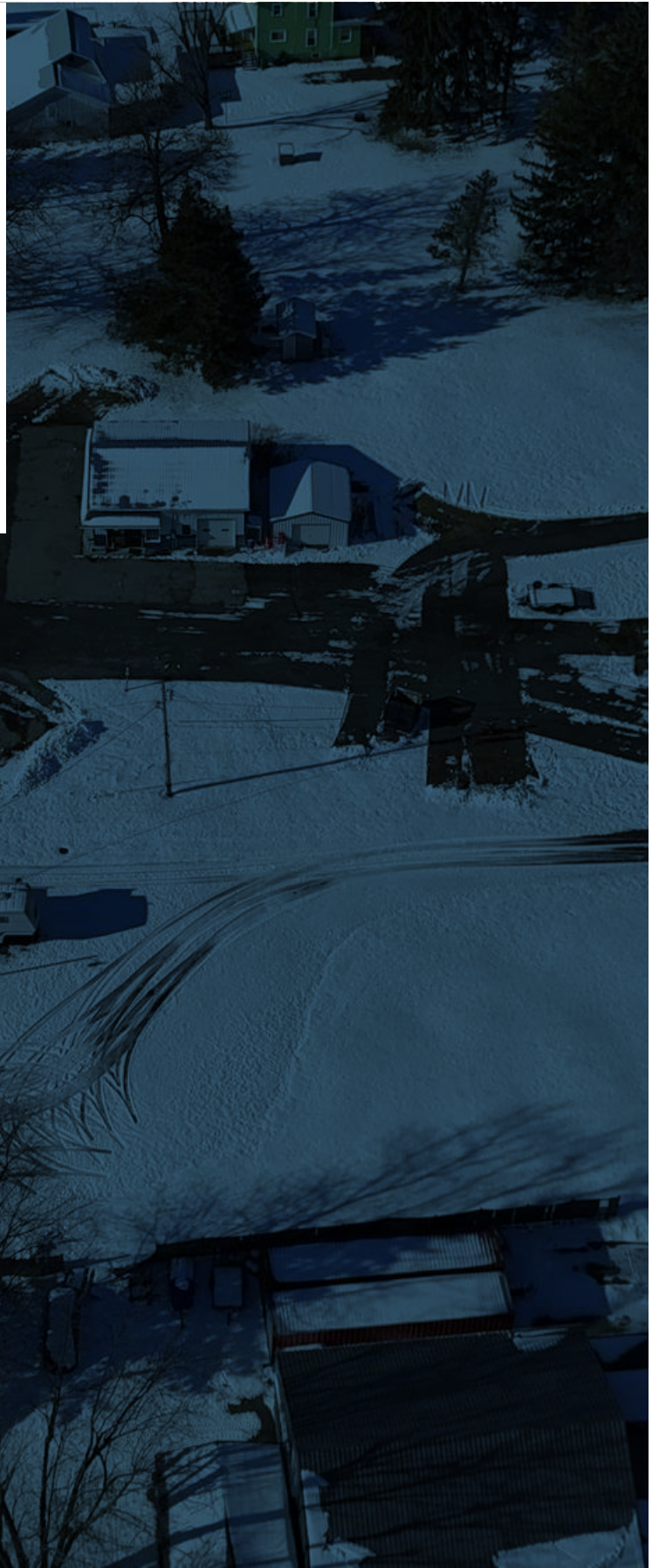
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Yaman Commercial in compliance with all applicable fair housing and equal opportunity laws.

SECTION 1

Property Information

3857 New York 104,
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PROPERTY SUMMARY

Industrial Property For Sale



PROPERTY DESCRIPTION

Highly visible commercial property located on a primary four-way arterial corridor between Rochester and Wayne County, with an AADT (Annual Average Daily Traffic) of +19,300 vehicles, providing strong exposure to daily traffic. The building supports multiple commercial uses, including showroom, workshop, retail, and light industrial, making it suitable for a wide range of owner-user or investment strategies. A 25+ foot monument sign delivers excellent roadside branding and long-range visibility.

OFFERING SUMMARY

Sale Price:	\$399,000
Lot Size:	1.37 Acres
Building Size:	1,152 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	66	214	773
Total Population	156	504	1,811
Average HH Income	\$97,374	\$98,435	\$97,377

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COMPLETE HIGHLIGHTS

Industrial Property For Sale



PROPERTY HIGHLIGHTS

- Prime arterial location connecting Rochester and Wayne County
- High traffic exposure: AADT +19,300 vehicles/day
- Flexible commercial zoning allowing showroom, workshop, retail, and light industrial uses
- 25+ ft tall monument sign providing maximum tenant and brand visibility
- Adaptable floor plan suitable for single-tenant or multi-tenant use
- Appealing to owner-users and investors seeking visibility-driven assets



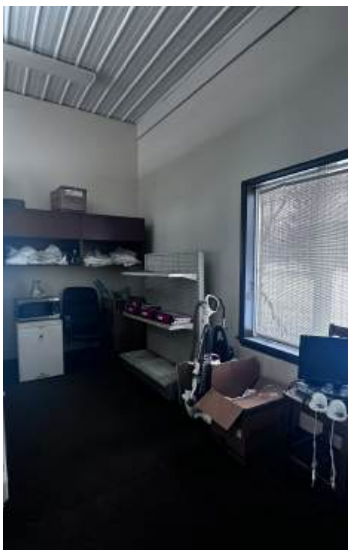
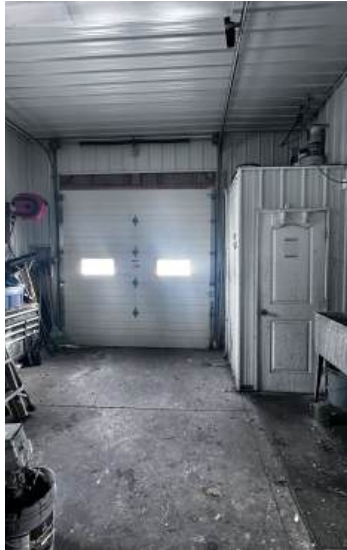
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ADDITIONAL PHOTOS

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Location Information

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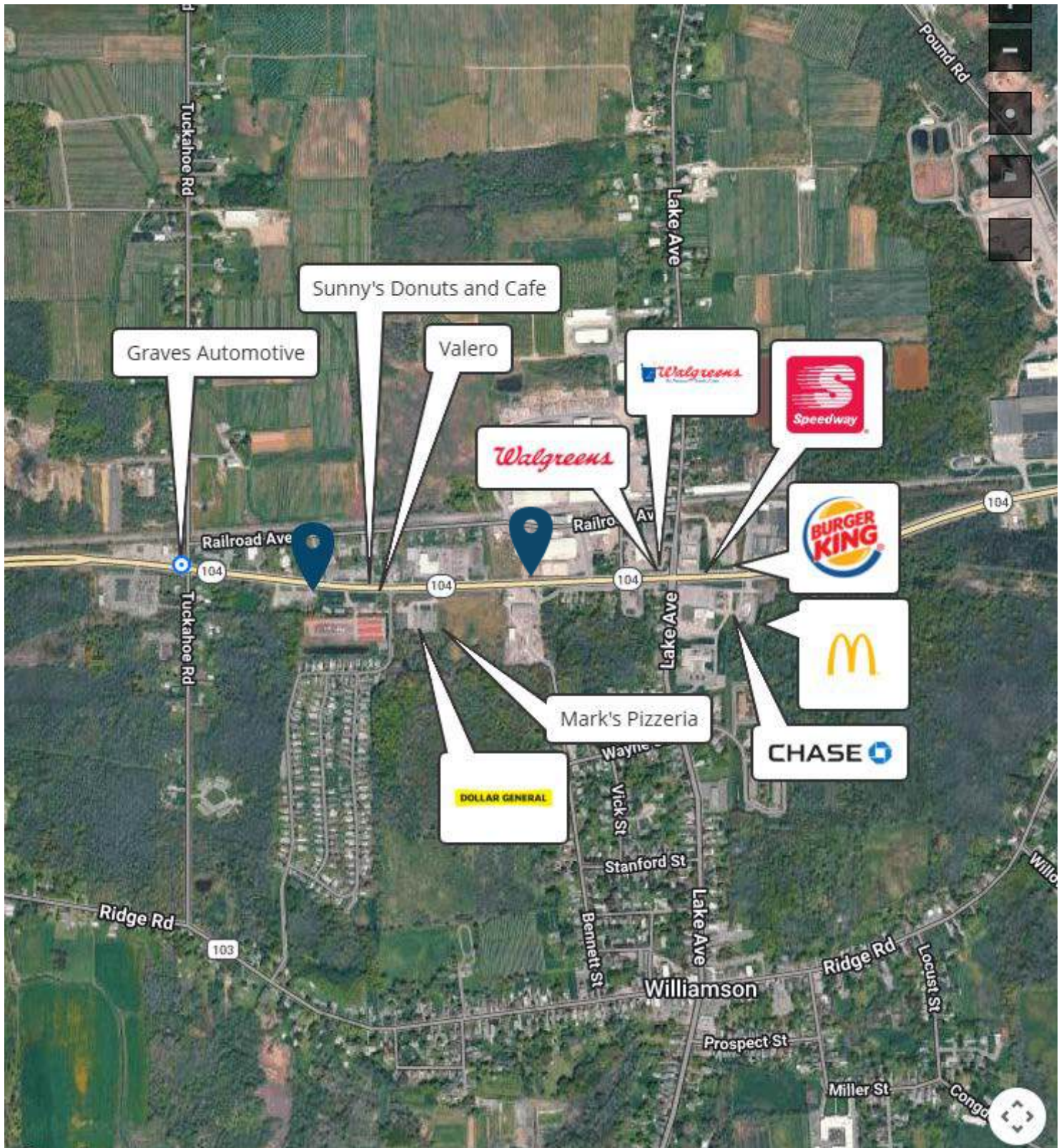
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RETAIL MAP

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Demographics

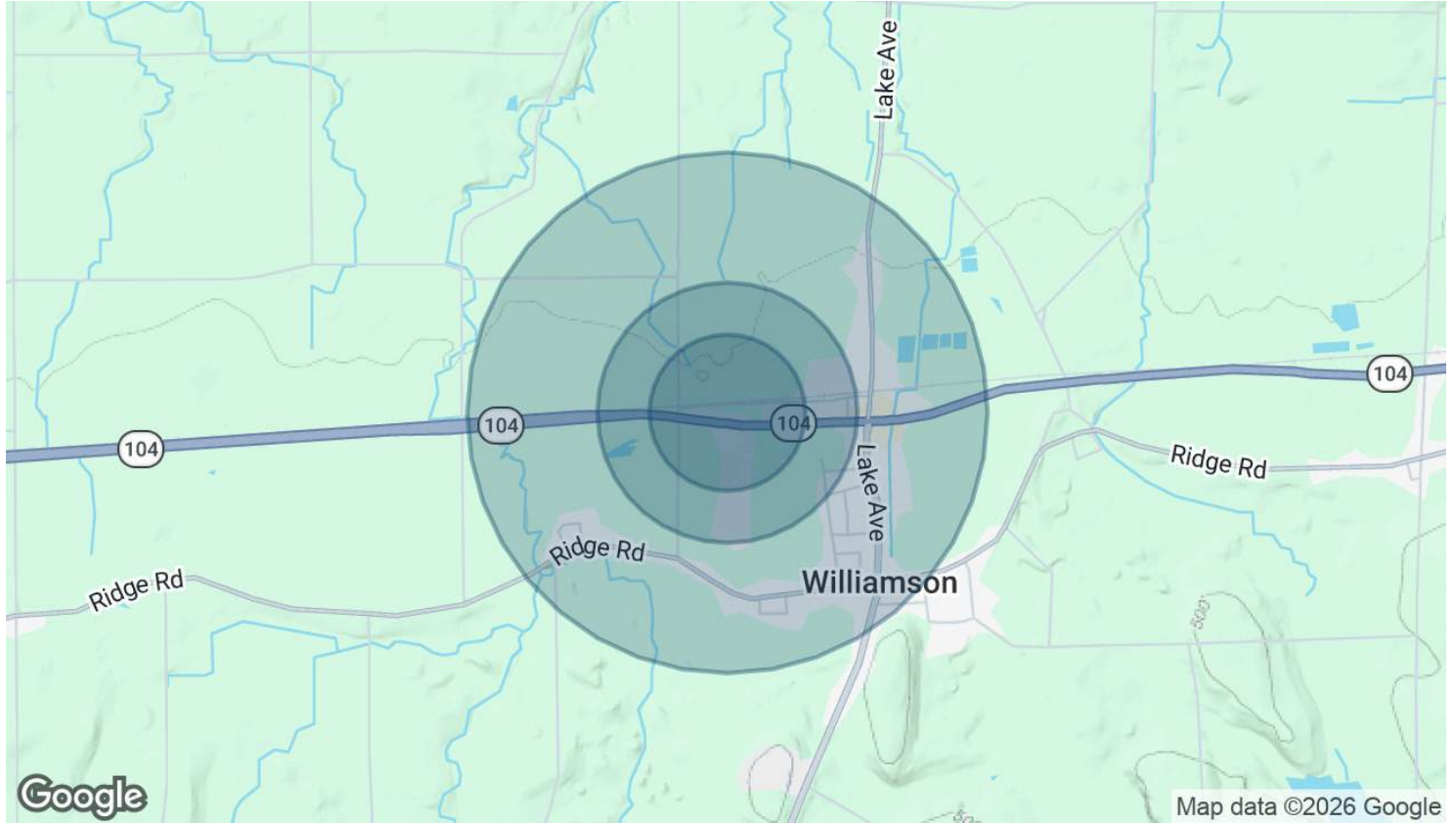
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DEMOGRAPHICS MAP & REPORT

Industrial Property For Sale



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	156	504	1,811
Average Age	44	44	43
Average Age (Male)	42	42	42
Average Age (Female)	46	46	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	66	214	773
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$97,374	\$98,435	\$97,377
Average House Value	\$169,959	\$173,801	\$183,002

2020 American Community Survey (ACS)

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