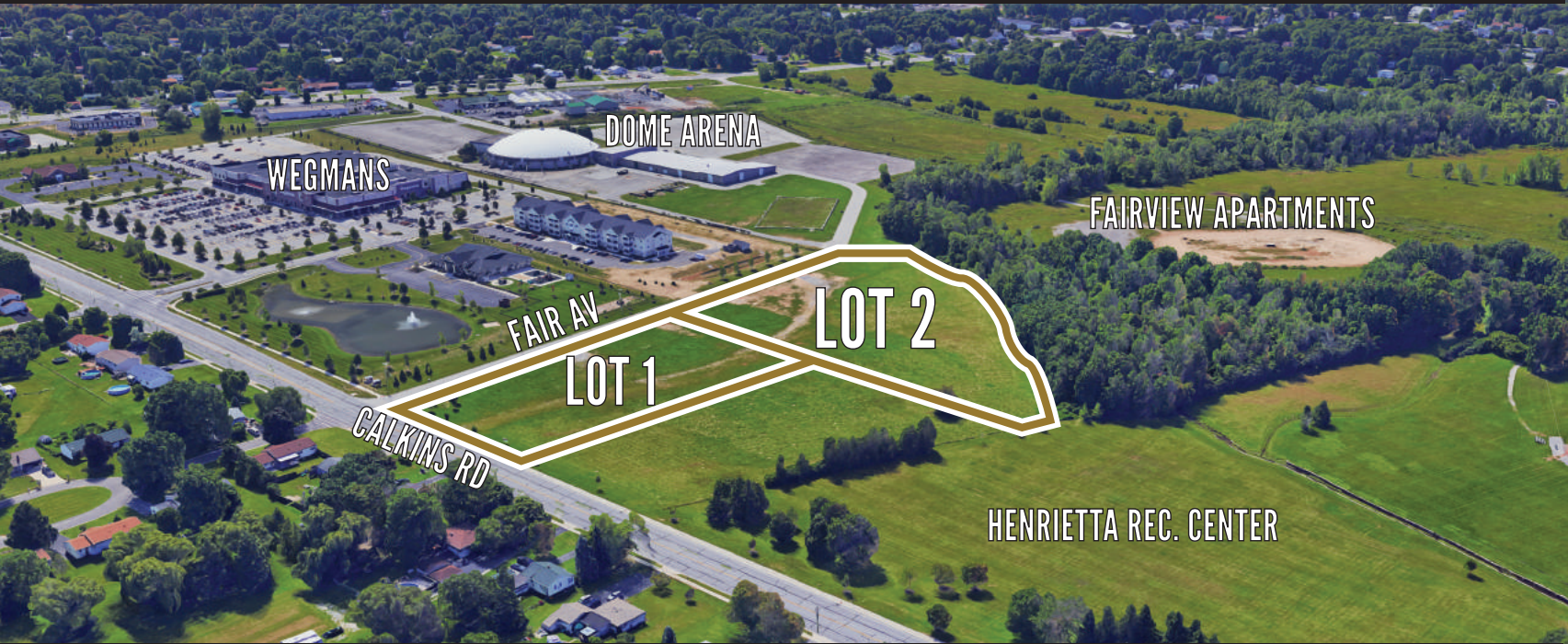


# CALKINS RD. & FAIR AVE.

ROCHESTER, NY 14623

## FOR SALE/LEASE



## VACANT DEVELOPMENT PARCELS

Built-to-Suit  
Zoned: Commercial B-1  
Close Proximity to I-390  
17,544 AADT (Calkins Rd)

These vacant parcels allow for various development opportunities: hospitality, office, medical and retail. Parcels can be sold or leased together or individually. High traffic count and close proximity to I-390.

### LOT 1

- Tax ID: 176.050-0001-059.22
- Corner of Calkins and Fair Avenue
- 2.28 +/- Acres
- Sale Price: \$1,600,000

### LOT 2

- Tax ID: 176.050-0001-059.23
- 4.02 +/- Acres
- Sale Price: \$1,750,000

#### DEMOGRAPHICS

2018 Total Population

2018 Households

2018 Household Annual Income Average

#### 1 MILE

4,133

1,772

\$77,251

#### 3 MILE

40,382

14,725

\$85,866

#### 5 MILE

108,369

41,395

\$90,168



7 Van Auker Street | Rochester, NY 14608

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