

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