



2285-2287 Union Street

Spencerport, NY (Town of Ogden) 14459



AVAILABLE OPPORTUNITY

- » FOR SALE
- » Development Opportunity
- » Two parcels consisting of 1.68 acres
 - » Parcel# 1- 2285 Union Street- existing 2,778 SF home on 0.83-acres
 - » Parcel# 2- 2287 Union Street- vacant 0.83-acre lot

PROPERTY HIGHLIGHTS

- » Conveniently located at the off-ramp of NYS Route 531 and signalized intersection of Union Street (17,510 VPD) & NYS Route 531 (26,100 VPD) with high traffic counts offering excellent visibility
- » Positioned between Rochester, New York and western suburbs, capturing both commuter and local traffic
- » Proposed developments in the area, Union Street & Nichols Street, include proposed AutoZone & Quicklee's Gas Station
- » Growing trade area with continued residential expansion driving demand for convenience retail and QSR uses
- » Development potential with concept plans available upon request for a variety of uses pending Town approvals
- » Current Zoning: R-1 Single Family Residential



FOR MORE INFORMATION, PLEASE CONTACT:



JEFFREY DICESARE
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Jeffrey@VentureBrokerageGroup.com



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MARKET AERIAL



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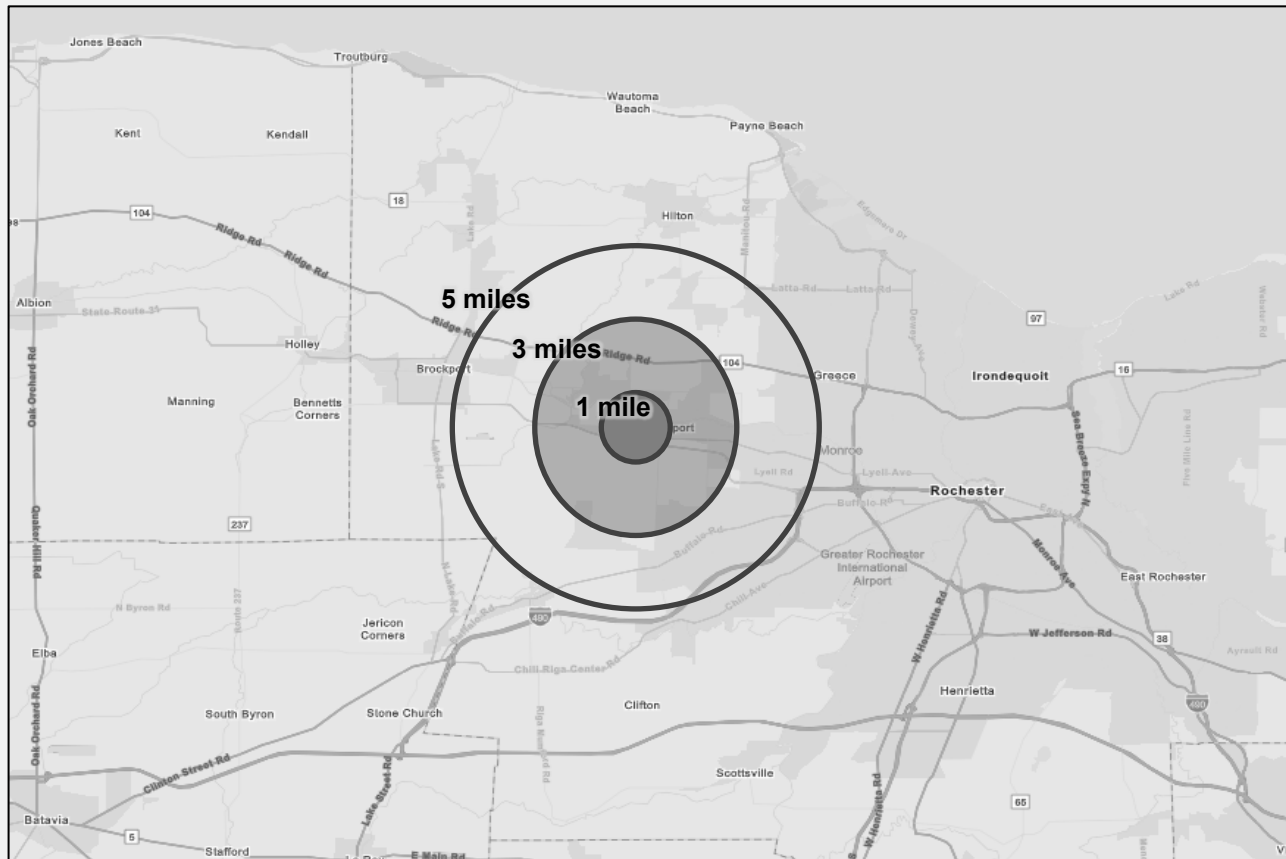
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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	3,876	15,960	54,390
Daytime Population	3,763	15,688	48,788
Households	1,632	6,634	23,079
Average Household Income	\$106,707	\$111,801	\$105,637



523
Businesses



8,081
Employees



\$276,323
Median Home Value



43.7
Median Age

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