

7404 State Route 96 Victor's Prime Retail Corridor



moore corporate real estate



FOR SALE OR LEASE: PRIME RETAIL LOCATION 2490 SF BUILDING – Retail w/ Apartment

- **Address:** 7404 State Route 96, Victor, NY 14564
- **Location:** Located on Route 96 between Main Street Fishers and Route 251. Located just two miles from Eastview Mall and just over one mile to the I-90 Thruway and I-490 Expressway exits.
- **Town/County:** Town of Victor/County of Ontario
- **Traffic:** 24,286 average vehicles per day (2018 MPSI)
- **Site Size:** 0.90 Acres
- **Space Available:** 2490 SF Consisting of 1st Fl. Retail/Showroom and 2nd Fl. Apartment
- **Sale Price:** **\$395,000**
- **Population(2020):** 1 mi: 1,325 3 mi: 13,509 5 mi: 42,053
- **Avg HH Income(2020):** 1 mi: \$143,303 3 mi: \$142,205 5 mi: \$128,749
- **Property Description:** Rare opportunity to own property with outstanding visibility to heavily trafficked Route 96. Gain exposure to over 24,000 vehicles per day along Route 96. Just two miles from Eastview Mall, 7404 State Route 96 has housed successful retail businesses for years. The owners have just finished re-siding the building and have updated the interior with recent renovations as well. New price of \$395,000. 1st floor consists of retail showroom and office space. The upstairs features a two-bedroom apartment with approximately 815 square feet of living space with a separate private entrance. Located on 0.90 acres, a new owner can walk right in and operate or further redevelop the property for their particular use.

1892 south winton rd., suite 100
rochester, ny 14618
phone: 585.546.4170
fax: 585.282.0221
www.moorecre.com