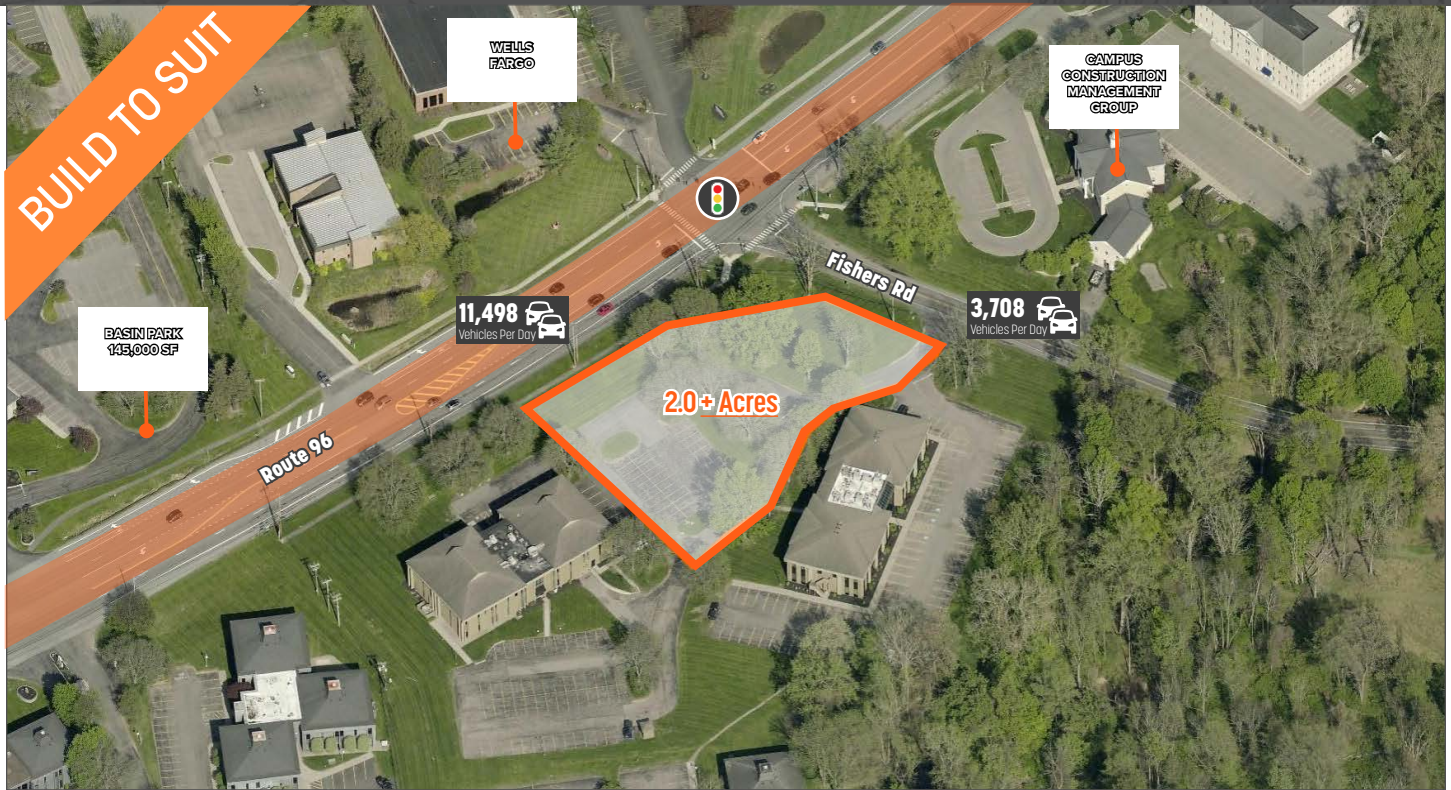


FOR LEASE

ROUTE 96 & FISHERS RD, PITTSFORD, NY 14534



2.0 +
ACRES AVAILABLE



15,206
VEHICLES PER DAY



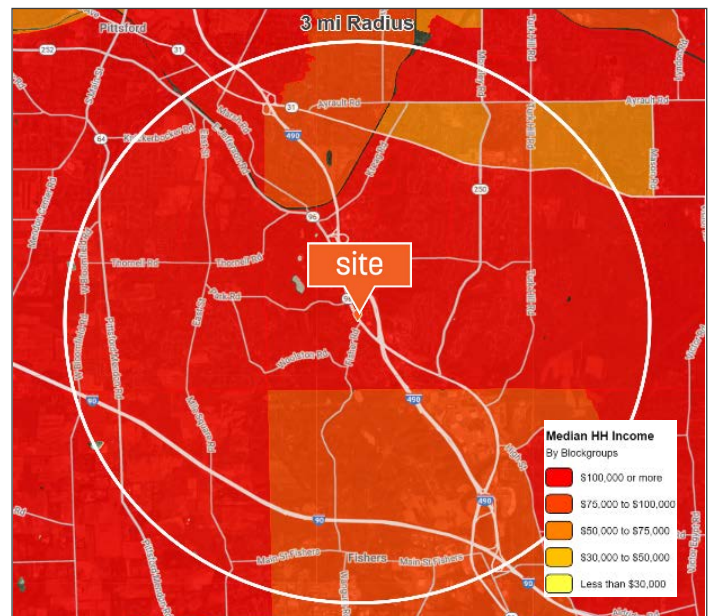
UPON REQUEST
LEASE PRICE

OFFERING SUMMARY

Property Type	Land
Lot Size:	2.0 + Acres
Traffic Counts	Pittsford Victor Rd: 11,498/ vpd Fisher Rd: 3,708/ vpd
Lease Type	Build to Suit
Lease Price	\$ Upon Request

LOCATION HIGHLIGHTS

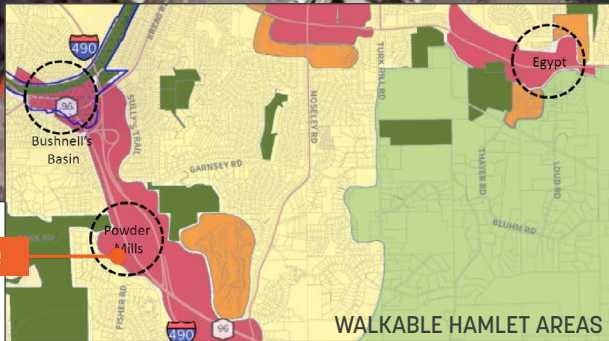
- High-traffic signalized corner with full access
- Affluent Pittsford suburb with strong household income
- Close to Eastview Mall but positioned to serve local demand
- Surrounded by residential neighborhoods & offices
- The area is being transformed into a walkable community



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	2,386	26,060	79,139
Median HH Income	\$158,285	\$121,393	\$116,979
Households	897	10,662	32,574
Employees	6,670	15,798	35,438

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SITE FEATURES

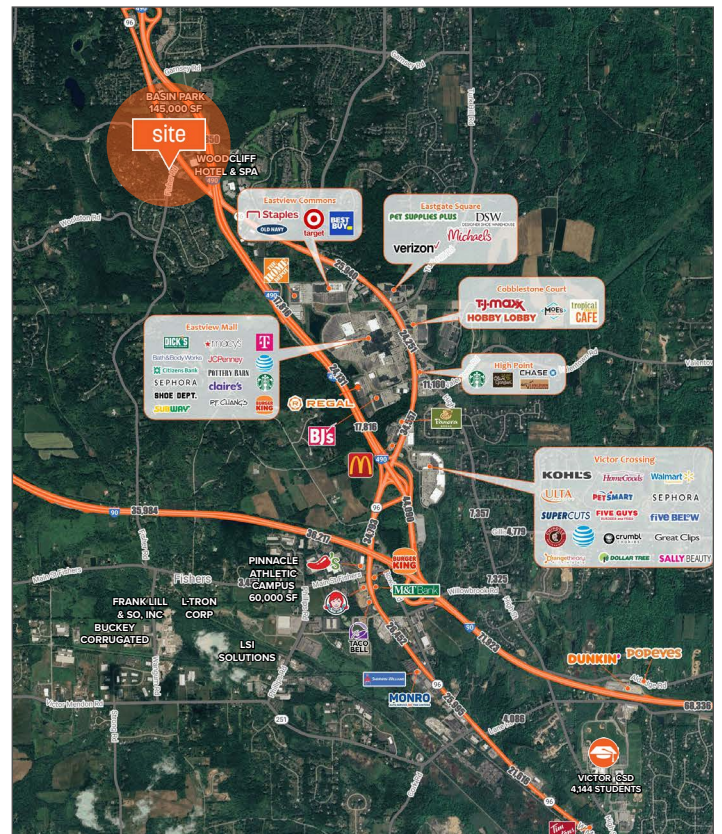
- Redevelopment opportunity with drive-thru capability
- Flexible layout for single or multi-tenant use
- Build-to-suit options available

TARGET USES

- Coffee shop with commuter and daytime traffic
- Quick service restaurant with strong visibility
- Bank with drive-up functionality & signage potential

TRADE AREA STRENGTH

- 10,600+ households within 3 miles
- Median income over \$120,000 within 3 miles
- Strong daytime population from nearby businesses



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