

FOR LEASE

ROUTE 96 & FISHERS RD, PITTSFORD, NY 14534

 Caliber
Commercial Brokerage



2.0 +
ACRES AVAILABLE



15,206
VEHICLES PER DAY



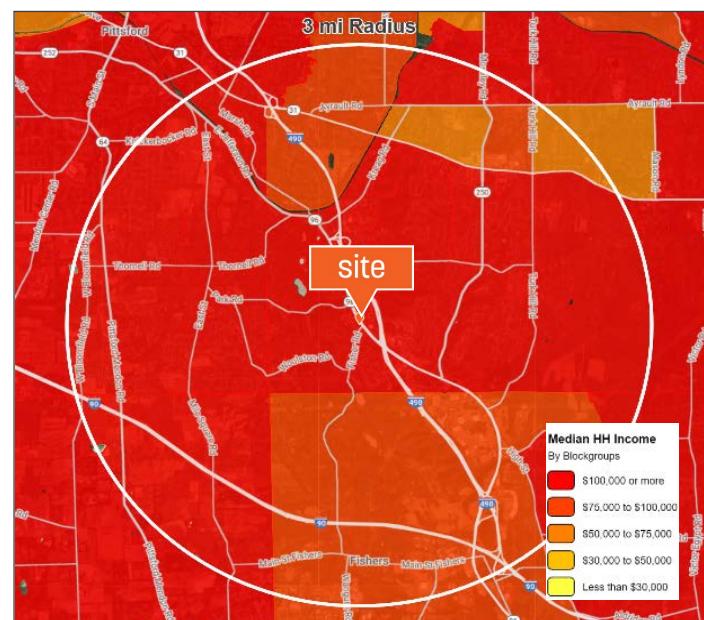
UPON REQUEST
LEASE PRICE

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

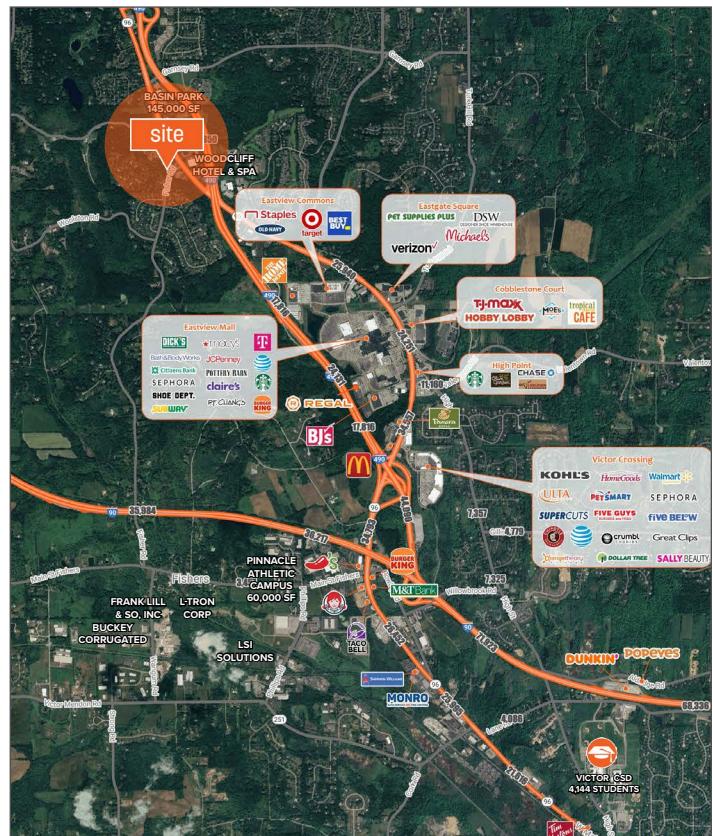
- Redevelopment opportunity with drive-thru capability
- Flexible layout for single or multi-tenant use
- Build-to-suit options available

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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