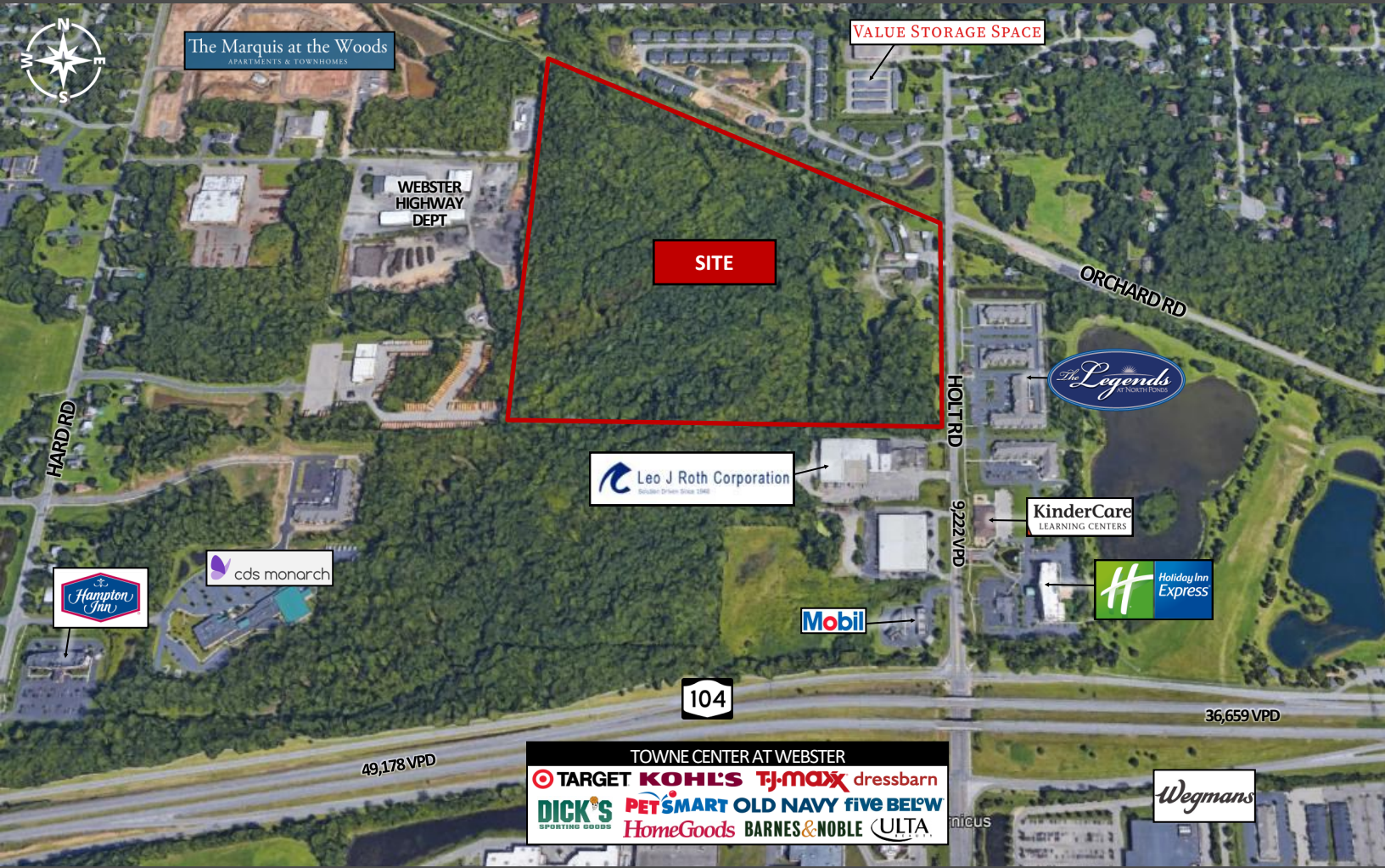


# DEVELOPMENT SITE

799 Holt Road  
Webster, NY 14580



**VENTURE**  
BROKERAGE GROUP



## AVAILABLE OPPORTUNITY

- 65.7+/- Acres
- Development opportunity just off Route 104
- OP (Office Park) Zoning
- Close to Towne Center, Wegmans, office parks and more

## PROPERTY HIGHLIGHTS

- Adjacent to major retail plaza in the heart of Webster
- Offering 2 parcels of land
- Ideal for office, industrial, retail, medical or multi-family



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[www.VentureBrokerageGroup.com](http://www.VentureBrokerageGroup.com)

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## MARKET AERIAL



## DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Miles	5 Miles
Population	5,306	39,305	69,048
Daytime Population	6,908	37,144	62,784
Households	2,327	16,557	29,129
Average Household Income	\$81,107	\$81,700	\$83,176



**1,074**  
Businesses



**14,569**  
Employees



**\$212,771**  
Median Home Value



**44.5**  
Median Age

3-Mile Demographics



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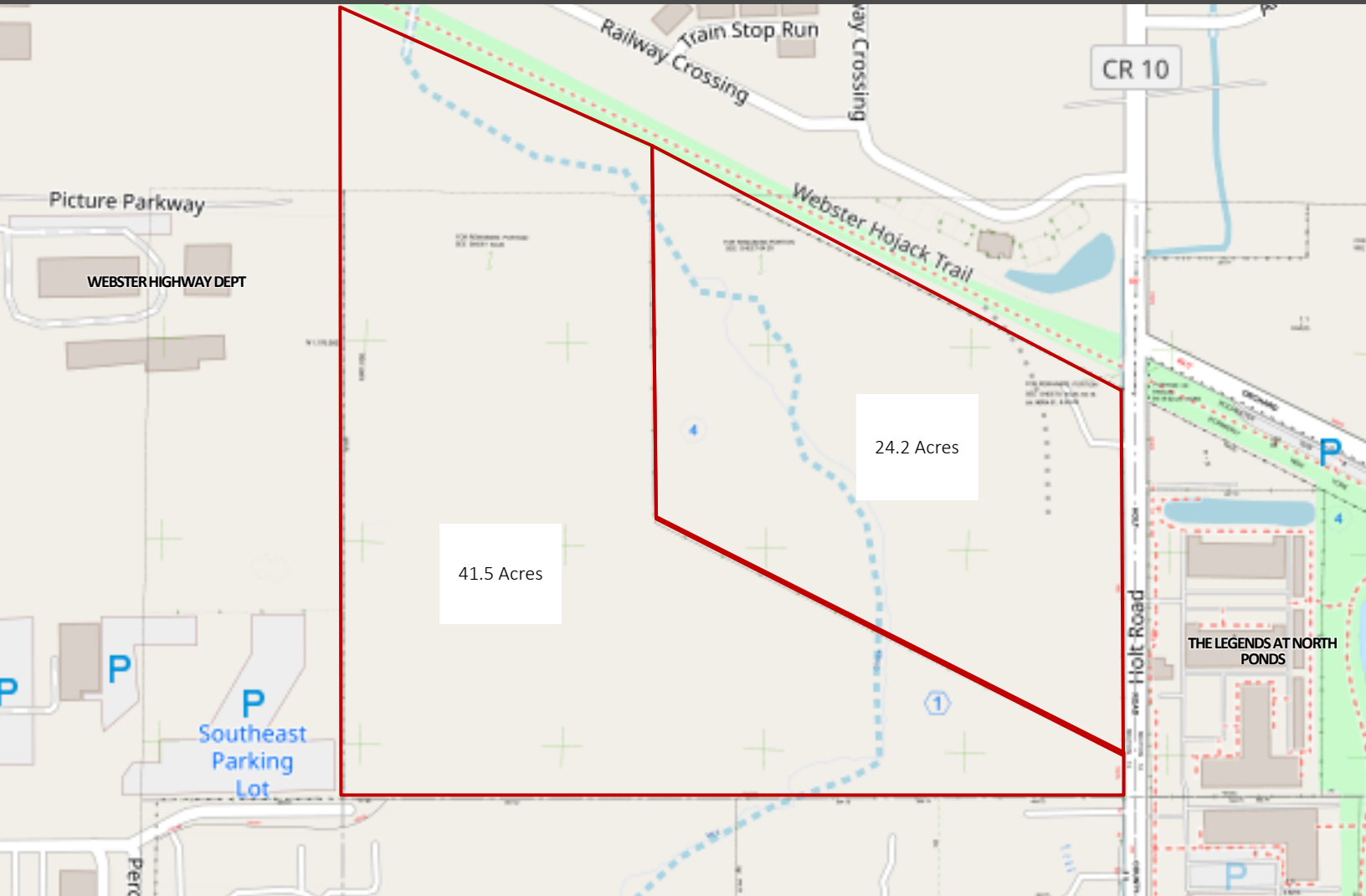
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## TAX MAP



## LOCATION HIGHLIGHTS

- In the middle of the growing Webster community
- Within 1 mile of Wegmans, Target and Route 104
- Close proximity to Webster Schools (high school enrollment: over 2,700 students)
- 4.5 miles from Baytowne Plaza
- Within 3 miles of scenic Lake Ontario



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