



4904 Lake Rd S

Brockport, NY 14420



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FOR SALE | 4904 Lake Rd S

Brockport, NY 14420



Offering Summary

Sale Price:	\$225,000
Lot Size:	1.54 Acres
Price / Acre:	\$146,104
Zoning:	B-1 Commercial
Traffic Count:	6,839

Property Overview

This retail pad site is ideally located in front of Brockport's Best Western Hotel, offering an unbeatable level of visibility. With a prime position next to Sweden Plaza and just south of Rt 31 on Rt 19, this property benefits from proximity to popular retailers such as Wegmans, Aldi, Runnings, Taco Bell, McDonald's, and Tim Hortons. Spanning 1.54 acres, this B-1 zoned commercial lot is a rare find in a highly desirable area. Easy access to major routes ensures convenient transportation for both employees and guests. Take advantage of the chance to establish your business in this prime location.

Property Highlights

- Hotel Retail Pad-Site
- High Visibility
- Easy Access

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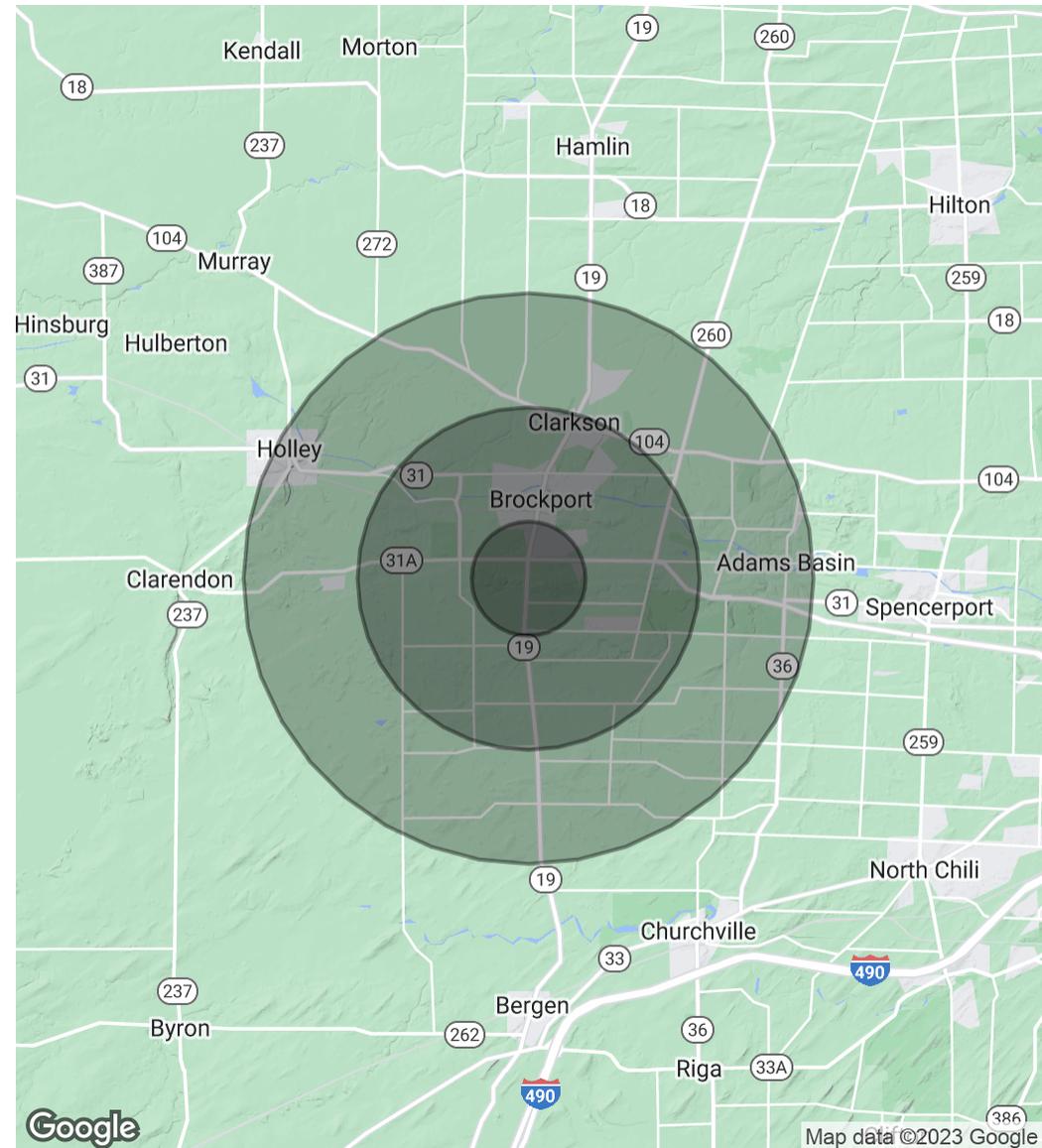
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Population	1 Mile	3 Miles	5 Miles
Total Population	4,303	15,279	24,777
Average Age	27.2	33.5	37.3
Average Age (Male)	25.5	30.7	35.3
Average Age (Female)	28.8	35.8	38.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,334	5,618	9,475
# of Persons per HH	3.2	2.7	2.6
Average HH Income	\$71,104	\$65,238	\$73,616
Average House Value	\$143,760	\$131,446	\$137,701

* Demographic data derived from 2020 ACS - US Census



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