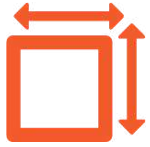


FOR SALE

16 FORGHAM STREET LYONS, NY 14489



1.46 +/-
ACRES



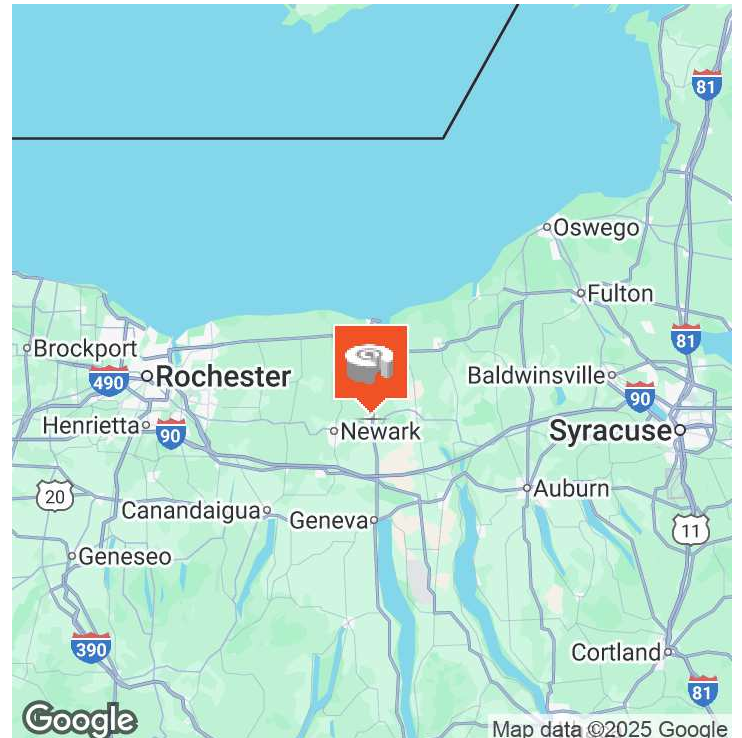
38,840
PEOPLE WITHIN 5 MILES



\$299,000
SALE PRICE

LISTING SUMMARY

- Prime 1.46-acre lot in Lyons, the county seat of Wayne County
- Located in the scenic Finger Lakes region
- 50 miles from Rochester, 60 miles from Syracuse
- Close to major attractions: del Lago Resort & Casino, I-90, Waterloo Premium Outlets
- Surrounded by established businesses like McDonald's & Kinney Drugs
- Ideal for investment or development
- High visibility and easy accessibility



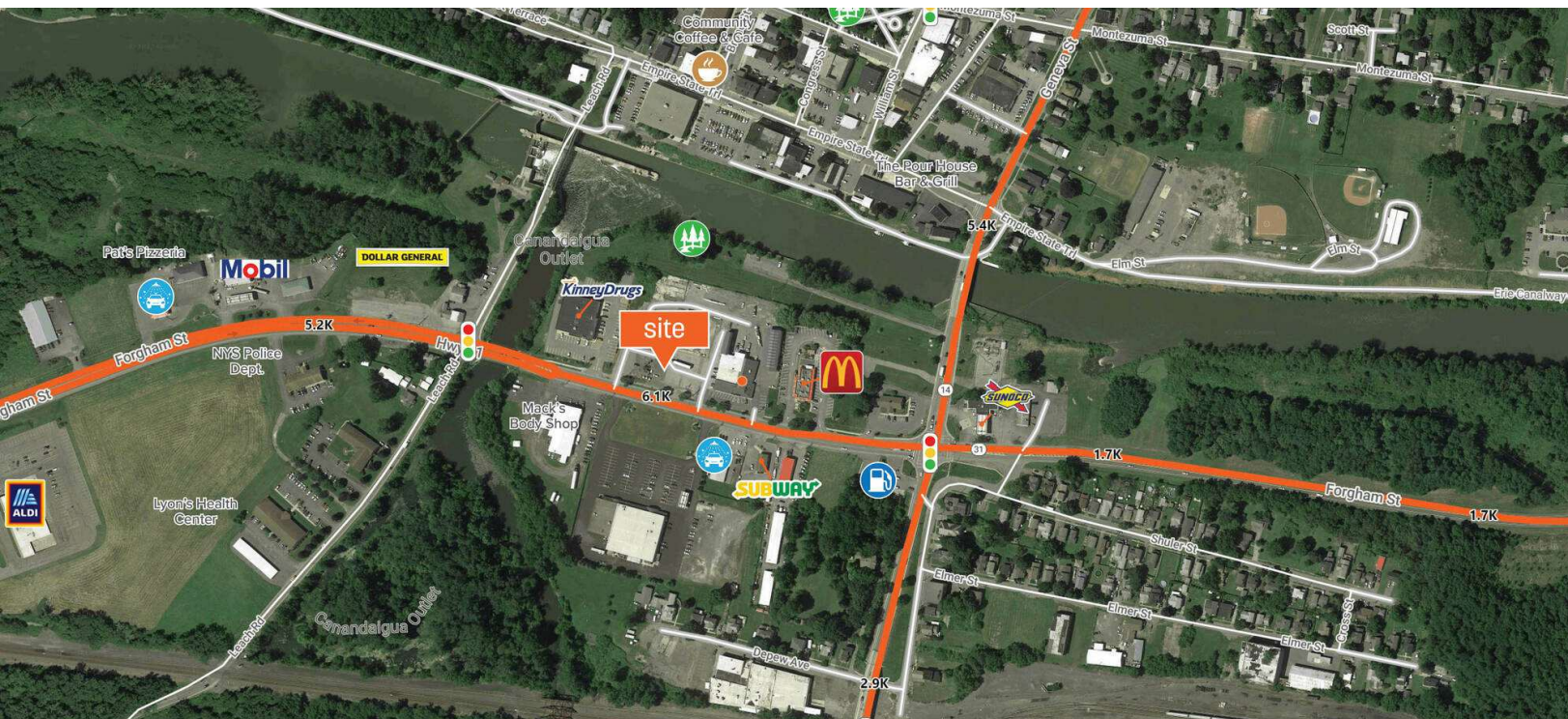
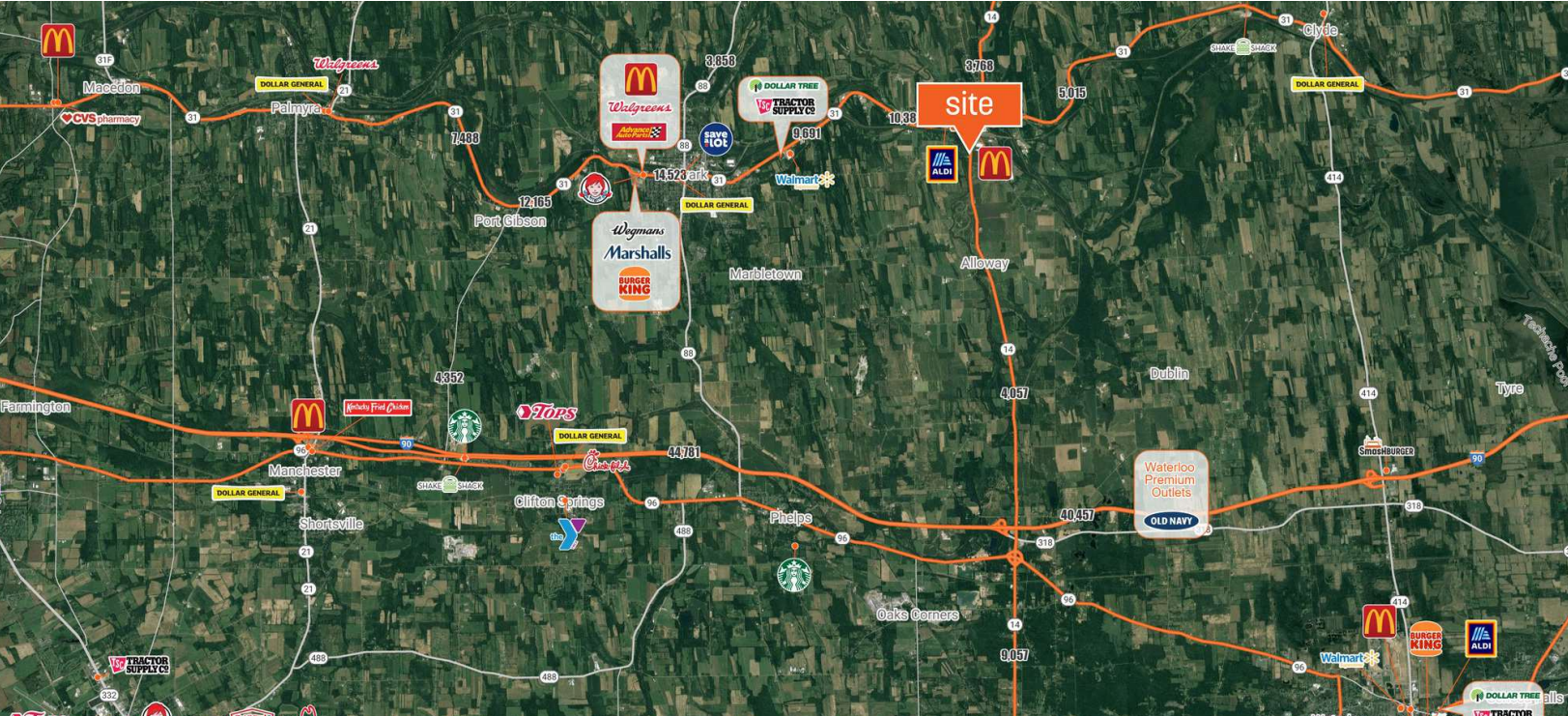
DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	2,275	4,713	17,106
Total Population	4,985	10,882	38,840
Average HH Income	\$51,338	\$55,709	\$61,214

FOR SALE

16 FORGHAM STREET LYONS, NY 14489

MARKET AERIAL



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FOR SALE

16 FORGHAM STREET LYONS, NY 14489



DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,985	10,882	38,840
Average Age	42.7	41.3	42.9
Average Age (Male)	41.6	39.2	41.6
Average Age (Female)	42.3	43.5	43.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,275	4,713	17,106
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$51,338	\$55,709	\$61,214
Average House Value	\$100,865	\$106,250	\$116,825

2020 American Community Survey (ACS)

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