

2316 Fairport Nine Mile Point Road

Fairport, NY 14450



AVAILABLE OPPORTUNITY

- » **FOR SALE: \$200,000**
- » **0.75+/- Acre Development Site**

PROPERTY HIGHLIGHTS

- » *Development opportunity on Route 250 (Fairport Nine Mile Point Rd)*
- » *Ideal for professional use such as medical or dental office, attorney or other licensed professionals such as architects or engineers*
- » *Conveniently located near the intersection of Route 250 and 441 in the retail corridor of Penfield, across from major retailers such as Wegmans & Target*
- » *Approximately 5 miles from two prominent colleges in the area, Nazareth University and St. John Fisher with a combined enrollment of 4,993*
- » *BN-R – Business Non-Retail District Zoning*



FOR MORE INFORMATION, PLEASE CONTACT:

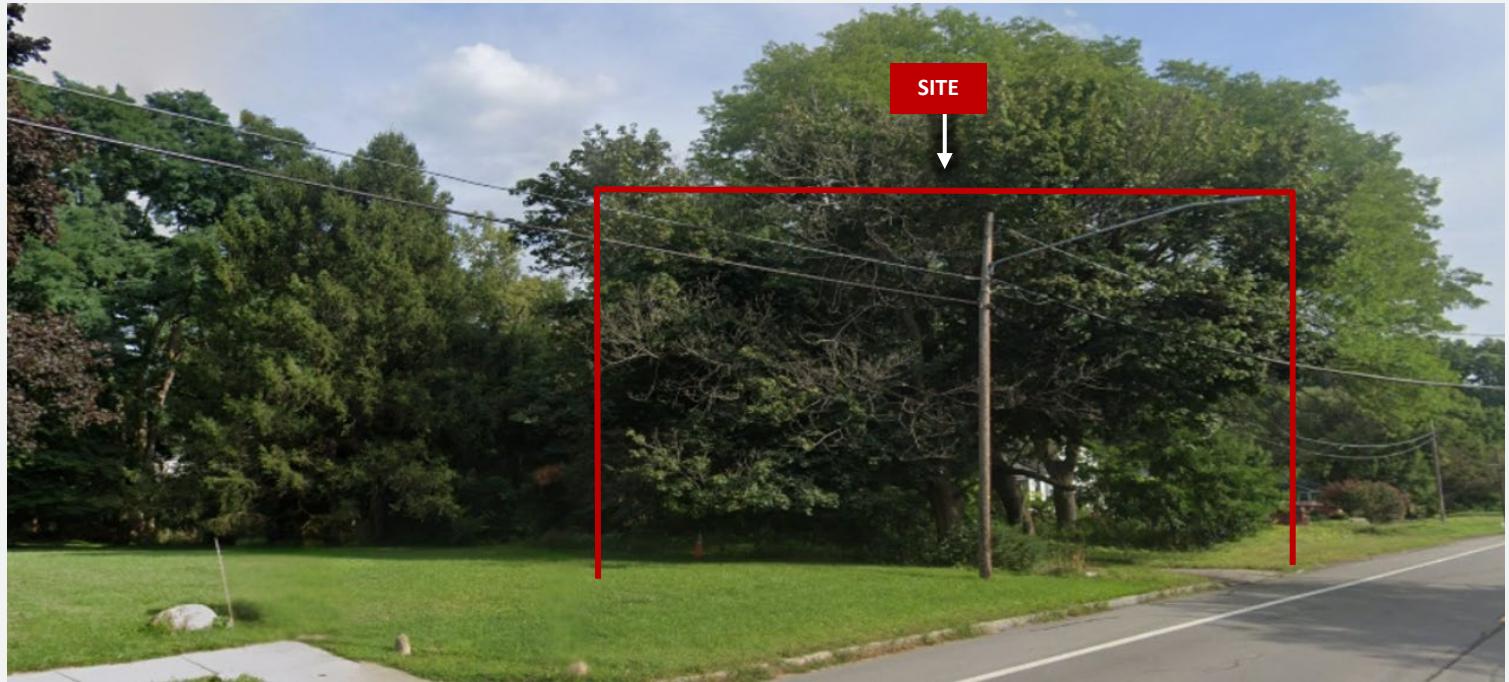


Sal Vanegas
Licensed Real Estate Salesperson
585.455.2874(c)
Sal@VentureBrokerageGroup.com

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PROPERTY PHOTOS



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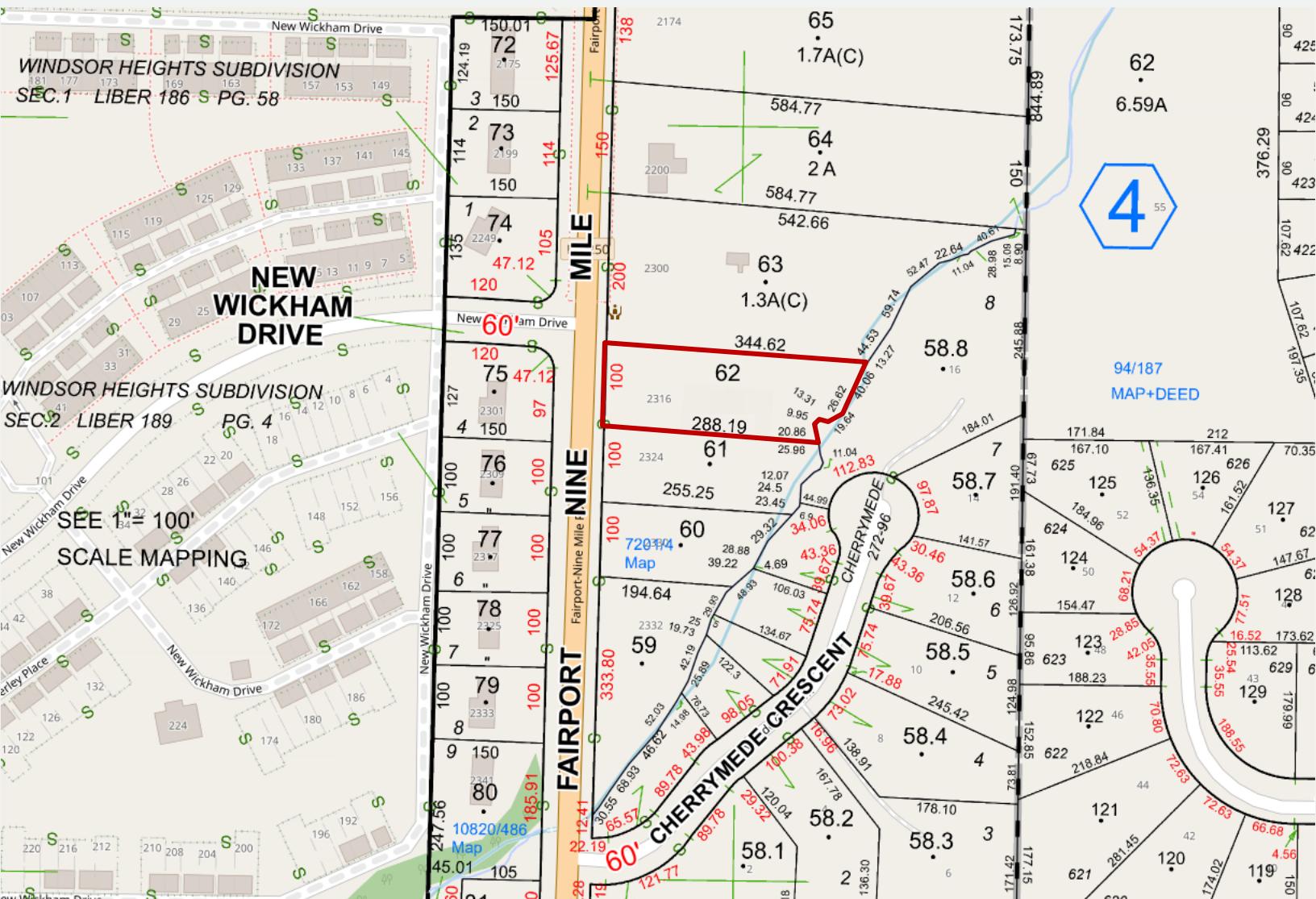


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TAX MAP



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MARKET AERIAL



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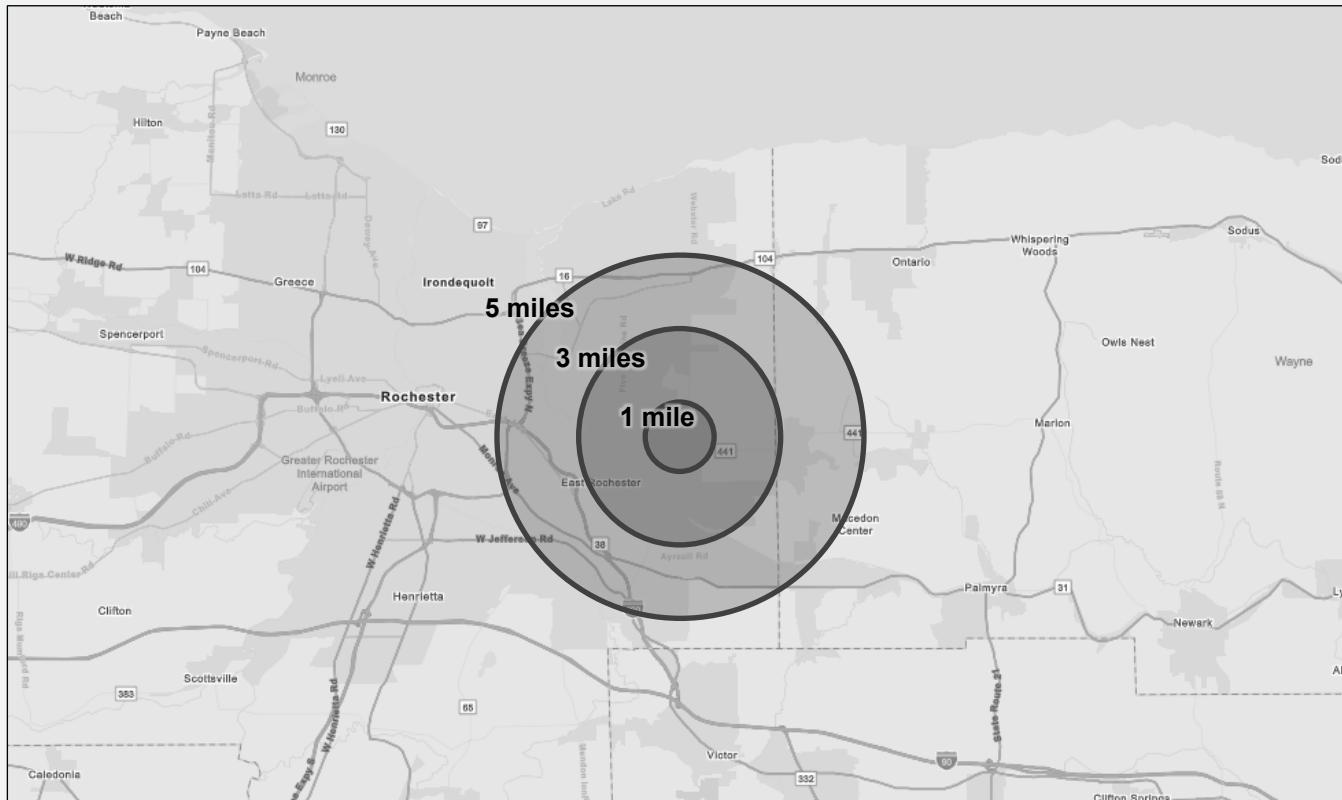


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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	8,743	48,211	103,685
Daytime Population	7,676	45,012	94,930
Households	3,889	21,242	43,477
Average Household Income	\$118,926	\$119,382	\$137,696



1,916
Businesses



22,211
Employees



\$267,987
Median Home Value



45.0
Median Age

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