

# Pinewood Country Club

1189 Ogden Parma Town Line Road  
Spencerport, NY (Town of Ogden) 14559



## AVAILABLE OPPORTUNITY

- » **FOR SALE: \$1,775,000**
- » Includes the property & existing business with all amenities
- » Completely renovated top to bottom, clubhouse, restaurant, kitchen & brand-new ice cream shop
- » Existing 57.60-acre country club/golf course, Pinewood Country Club
- » Includes 9-hole golf course, practice areas, clubhouse facilities, and all existing business operations

## PROPERTY HIGHLIGHTS

- » Excellent investment opportunity of well-established, fully operational country club and golf course
- » Turnkey amenities including full-service restaurant & bar, commercial kitchen, bluestone patio, outdoor dining with fireplace, gift shop, and a fully functioning ice cream shop
- » Multiple revenue streams: golf memberships, daily greens fees, food & beverage, events, tournaments, retail, and seasonal specialty sales
- » Surrounded by residential neighborhoods, providing built-in demand for golf, dining, and private events; serves a large customer base from Ogden, Parma, Spencerport, Greece, and Brockport, all within a short drive
- » Ample on-site parking for golfers, restaurant guests and event attendees



## FOR MORE INFORMATION, PLEASE CONTACT:



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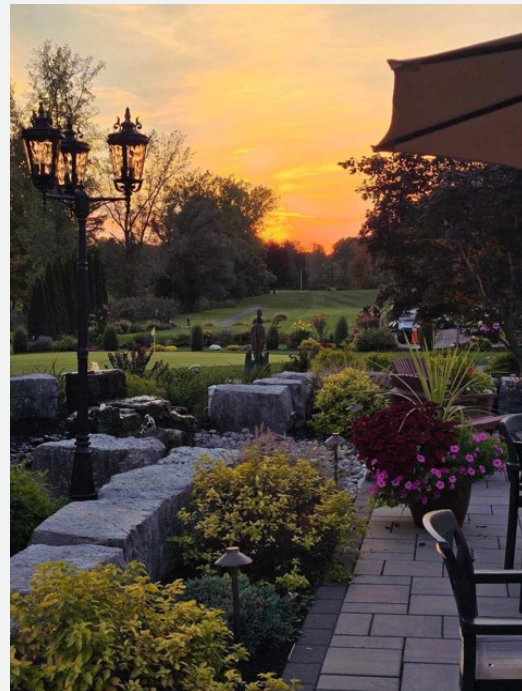
EXISTING COUNTRY CLUB & GOLF COURSE FOR SALE

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## EXTERIOR PHOTOS



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## INTERIOR PHOTOS



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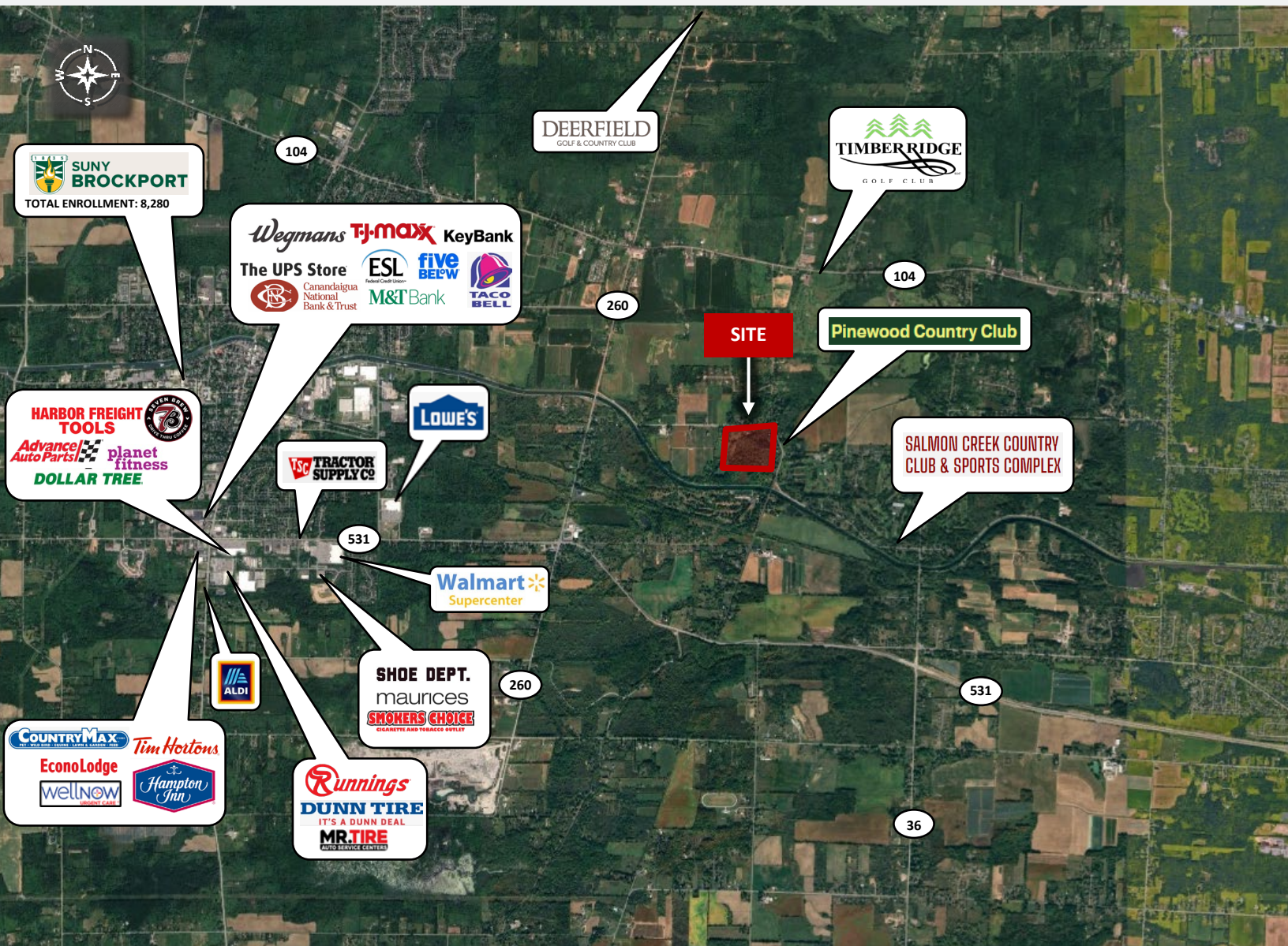
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## MARKET AERIAL



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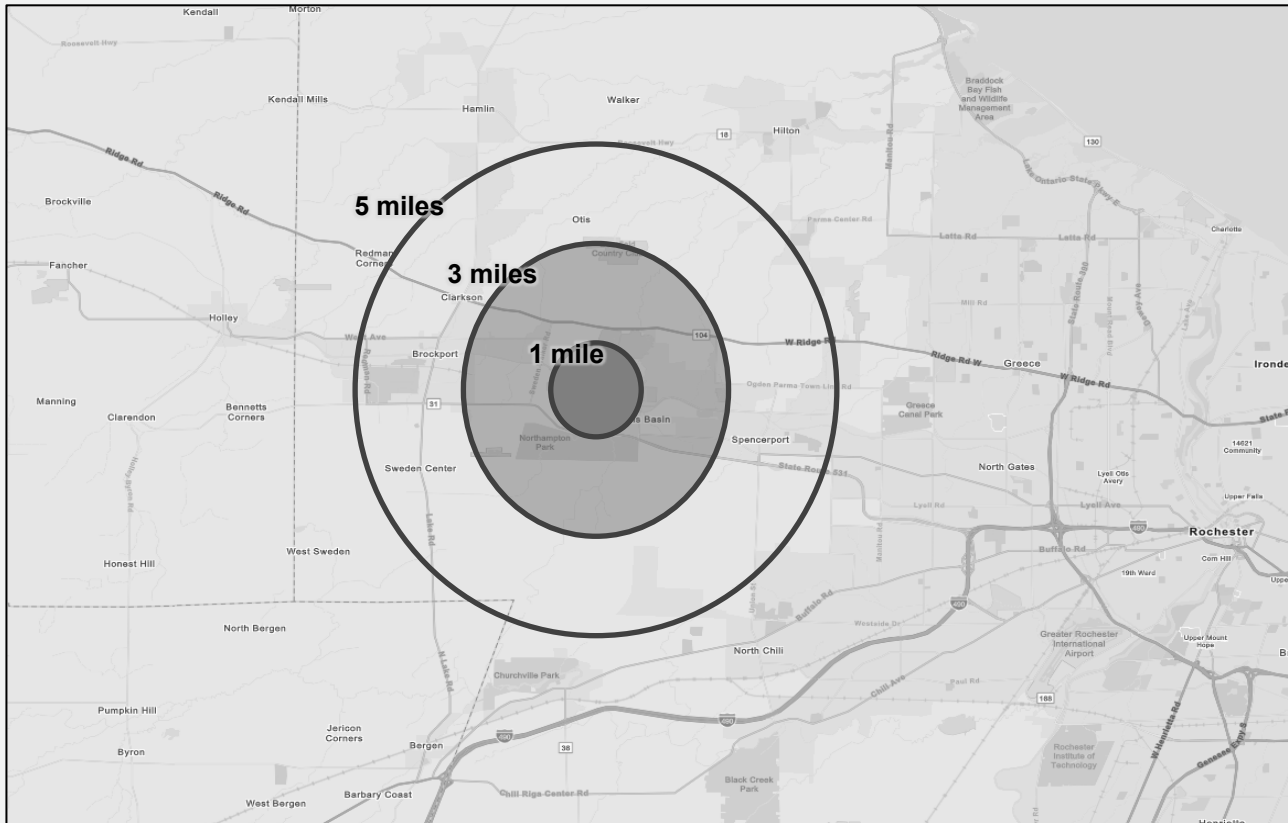


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## DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	699	6,298	32,504
Daytime Population	477	4,275	31,442
Households	283	2,509	13,147
Average Household Income	\$155,917	\$128,995	\$103,591



**164**  
Businesses



**1,226**  
Employees



**\$278,706**  
Median Home Value



**44.9**  
Median Age

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