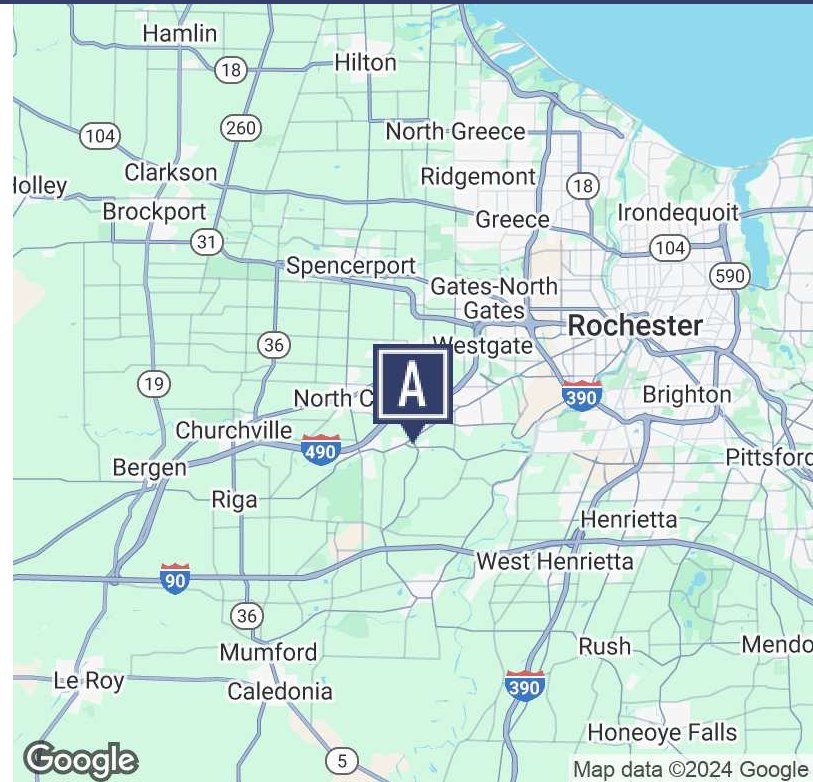
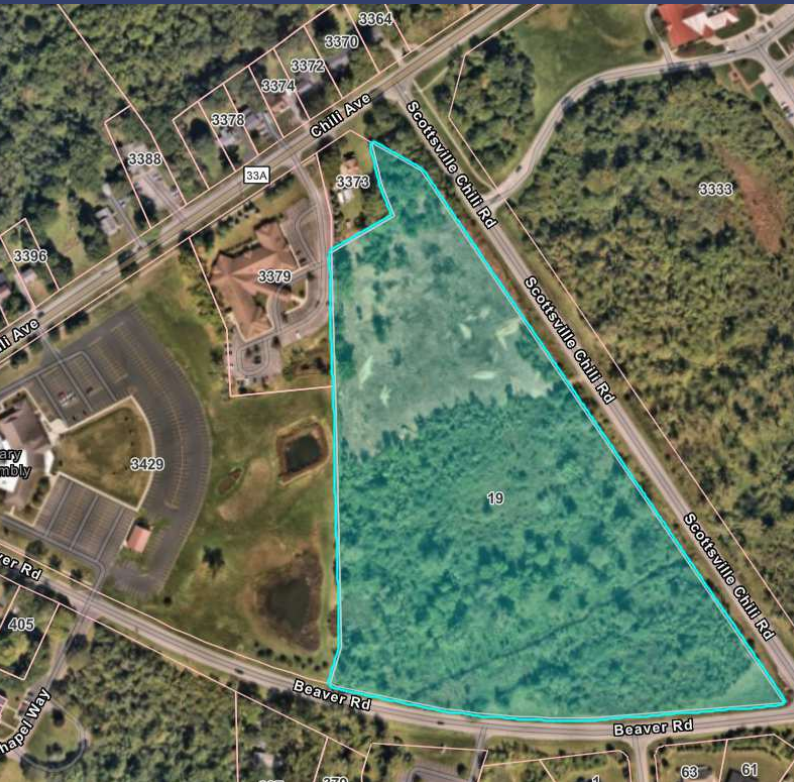


# 19 SCOTTSVILLE-CHILI ROAD

Rochester, NY 14624

FOR SALE OR LEASE



## OVERVIEW

This 16 Acre parcel is available for purchase in it's entirety or it can be subdivided for individual pad sales or leasing opportunities. The developer is also willing to build to suit for lease.

The current zoning is Restricted Business, which allows a wide range of professional and medical office uses. If rezoning to Neighborhood Business is approved, retail uses including convenience stores with gas up to 2,500 SF, schools, bakeries, pizzerias, deli's, gift and coffee shops.

Located in Chili Center directly across NYS Route 386 - Chili Scottsville Road from the Town of Chili Offices and Courts. Access to Interstate - 490 is 2 miles to Exit 5, NYS Route 386 or I-490 at Exit 6, NYS Route 259. Offices are an allowed use, with retail allowed with a change of zoning to Neighborhood Business.

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# 19 SCOTTSVILLE-CHILI ROAD

Rochester, NY 14624

## RETAILER MAP & DEMOGRAPHICS



POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	1,555	3,922	13,772
Average Age	40	42	42
Average Age (Male)	38	40	41
Average Age (Female)	41	43	44
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	679	1,694	5,742
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$106,012	\$103,955	\$106,415
Average House Value	\$271,464	\$247,407	\$237,075

Demographics data derived from AlphaMap