

160 EASTERN BLVD

160 Eastern Blvd
Canandaigua, NY 14424



PROPERTY DESCRIPTION

Available development/redevelopment site on Eastern Blvd in Canandaigua. Site is a former Denny's that has been redeveloped into a two-tent parcel with a new 7 Brew Coffee and an available development site.

LOCATION DESCRIPTION

Located 25 miles southeast of Rochester, the scenic community of Canandaigua is nestled on the north end of Canandaigua Lake as the entrance to the Finger Lakes region of New York. The town offers a historic main street with street retail, as well as a large commercial corridor with numerous hotels, local, and national retailers. The land is located across from a neighborhood shopping center with Planet Fitness, Starbucks, and McDonald's. Nearby retailers of note include Wegmans, Petco, Michaels, Hilton, WellNOW, Chipotle, Goodwill, Harbor Freight Tools, Big Lots, Raymour & Flanigan, TJ Maxx, Homegoods, Ollie's Bargain Outlet, Dollar Tree, ALDI, Wendy's, KFC, and Burger King

PROPERTY HIGHLIGHTS

- Level lot
- Ideal location for QSR or freestanding retail
- High traffic counts
- Signalized entrance
- Available for lease or purchase

SPACES	LEASE RATE	SIZE (SF)
Available Development Site	Negotiable	29,185

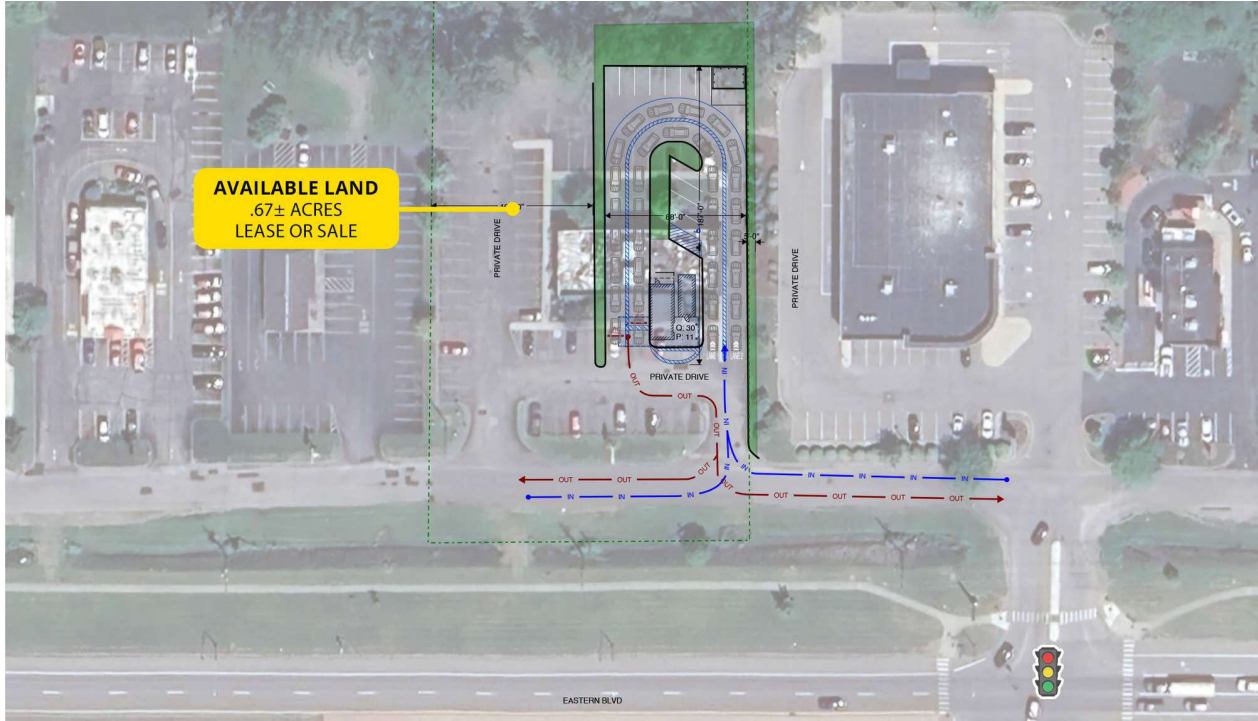


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LEASE INFORMATION

Lease Type:	Ground	Lease Term:	Negotiable
Total Space:	0.67 Acres	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Available Development Site	Available	0.67 Acres	Ground Lease	Negotiable	Site is available for lease or sale



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Placer.ai Rankings

Brand	Sales Rank	Sales Rank Percentile	Visit Rank	Total Brand Count	Visit Rank Percentile	Total Visits	Total Sales
Applebee's	177	88	283	1,491	81	219,108	\$3,675,154
Jo-Ann Fabric and Craft	34	95	14	750	98	379,517	\$3,838,704
Runnings	11	82	12	60	80	375,521	\$9,787,398
SHOE DEPT.	187	46	197	345	43	38,890	\$974,177
Walmart	1,286	67	1,401	3,880	64	2,411,387	\$92,741,941
Lowe's	686	61	797	1,739	54	688,244	\$49,481,480
Aldi	551	77	901	2,383	62	414,396	\$16,336,532
Ollie's Bargain Outlet	291	45	271	532	49	183,673	\$4,206,287
Five Below	509	68	819	1,580	48	192,703	\$2,520,958
Taco Bell	474	93	455	6,956	93	348,130	\$2,902,934
Burger King	1,350	79	1,542	6,333	76	225,555	\$2,081,860
Dunkin' Donuts	52	99	116	6,508	98	497,612	\$2,843,830
Starbucks	33	100	32	9,005	100	660,377	\$4,449,094
KFC	1,203	61	907	3,108	71	120,728	\$1,330,240
Arby's	284	91	484	3,194	85	182,574	\$2,015,783
Sherwin-Williams	235	94	123	4,205	97	67,959	\$5,064,296
Petco	605	52	484	1,251	61	173,045	\$3,761,516
Wegmans	30	71	27	104	74	2,002,525	\$112,301,768
McDonald's	613	95	156	12,956	99	986,169	\$6,053,607
Walgreens	3,386	56	5,516	7,683	28	225,907	\$3,124,341



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DEMOGRAPHICS	1 MI	2 MI	3 MI	10 MIN
Population				
2024 Estimated Population	1,526	9,307	17,722	17,069
2029 Projected Population	1,532	9,421	17,810	17,145
2020 Census Population	1,351	8,978	17,412	16,566
2010 Census Population	1,264	8,945	16,572	15,900
2024 Median Age	47.3	43.7	45.3	45.5
Households				
2024 Estimated Households	747	4,312	8,083	7,728
2029 Projected Households	758	4,401	8,188	7,826
2020 Census Households	638	4,022	7,611	7,197
2010 Census Households	563	3,883	7,093	6,757
Race and Ethnicity				
2024 Estimated White	90.5%	90.3%	90.9%	91.1%
2024 Estimated Black or African American	3.2%	3.5%	3.1%	3.0%
2024 Estimated Asian or Pacific Islander	1.4%	1.1%	1.3%	1.3%
2024 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%	0.2%
2024 Estimated Other Races	4.7%	4.9%	4.5%	4.5%
2024 Estimated Hispanic	4.4%	4.4%	4.1%	4.0%
Income				
2024 Estimated Average Household Income	\$90,810	\$90,625	\$98,941	\$100,173
2024 Estimated Median Household Income	\$68,908	\$70,072	\$73,387	\$74,221
2024 Estimated Per Capita Income	\$45,298	\$42,495	\$45,548	\$45,771
Education (Age 25+)				
2024 Estimated High School Graduate	22.4%	26.1%	25.6%	25.8%
2024 Estimated Some College	18.8%	15.4%	15.1%	15.1%
2024 Estimated Associates Degree Only	16.6%	12.8%	12.8%	12.7%
2024 Estimated Bachelors Degree Only	21.7%	22.2%	21.9%	21.6%
2024 Estimated Graduate Degree	10.6%	14.3%	18.0%	18.0%
2024 Estimated College Educated	67.7%	64.7%	67.8%	67.4%
Business				
2024 Estimated Total Businesses	109	544	753	725
2024 Estimated Total Employees	1,020	6,698	9,956	9,303
2024 Estimated Employee Population per Business	9.3	12.3	13.2	12.8
2024 Estimated Residential Population per Business	13.9	17.1	23.5	23.6



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