

NEW RETAIL/OFFICE DEVELOPEMENT

100 Parker Hill Drive

Rochester (Penfield) , NY 14625



AVAILABLE OPPORTUNITY

- » Pad sites & multi-tenant building for lease/build to suit
- » Vacant Land-5.35 Acre Site

PROPERTY HIGHLIGHTS

- » Excellent development opportunity with signalized access & multiple potential uses
- » Prime corner location at the signalized intersection of Route 441 on-ramp and Panorama Trail
- » Situated in the retail corridor of Penfield next to Panorama Plaza which includes major retailers Tops, Staples, Harbor Freight & more
- » Conveniently located less than 2 miles to Interstate 490 & just over 3 miles from St. John Fisher College with a total enrollment of 2,692
- » Traffic Counts: 17,256 VPD on Panorama Trail & 29,572 VPD on Route 441



FOR MORE INFORMATION, PLEASE CONTACT:

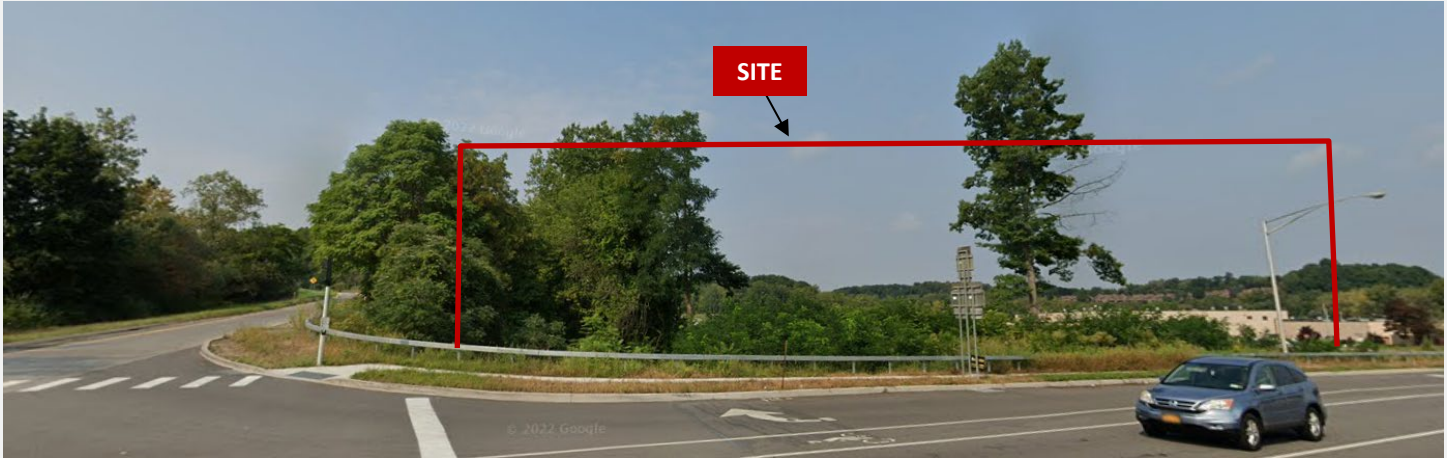
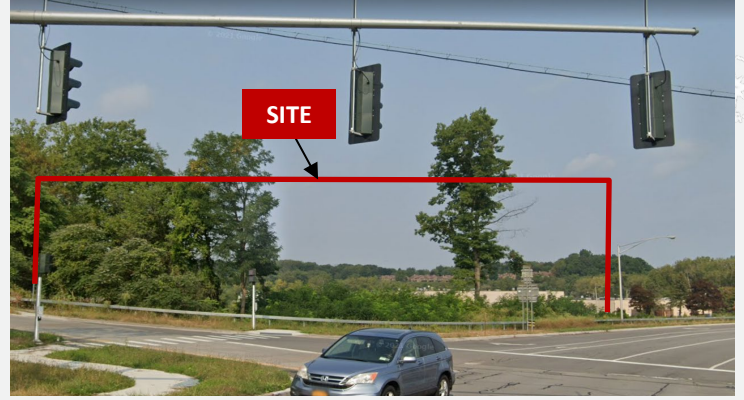


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SITE PHOTOS



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MARKET AERIAL



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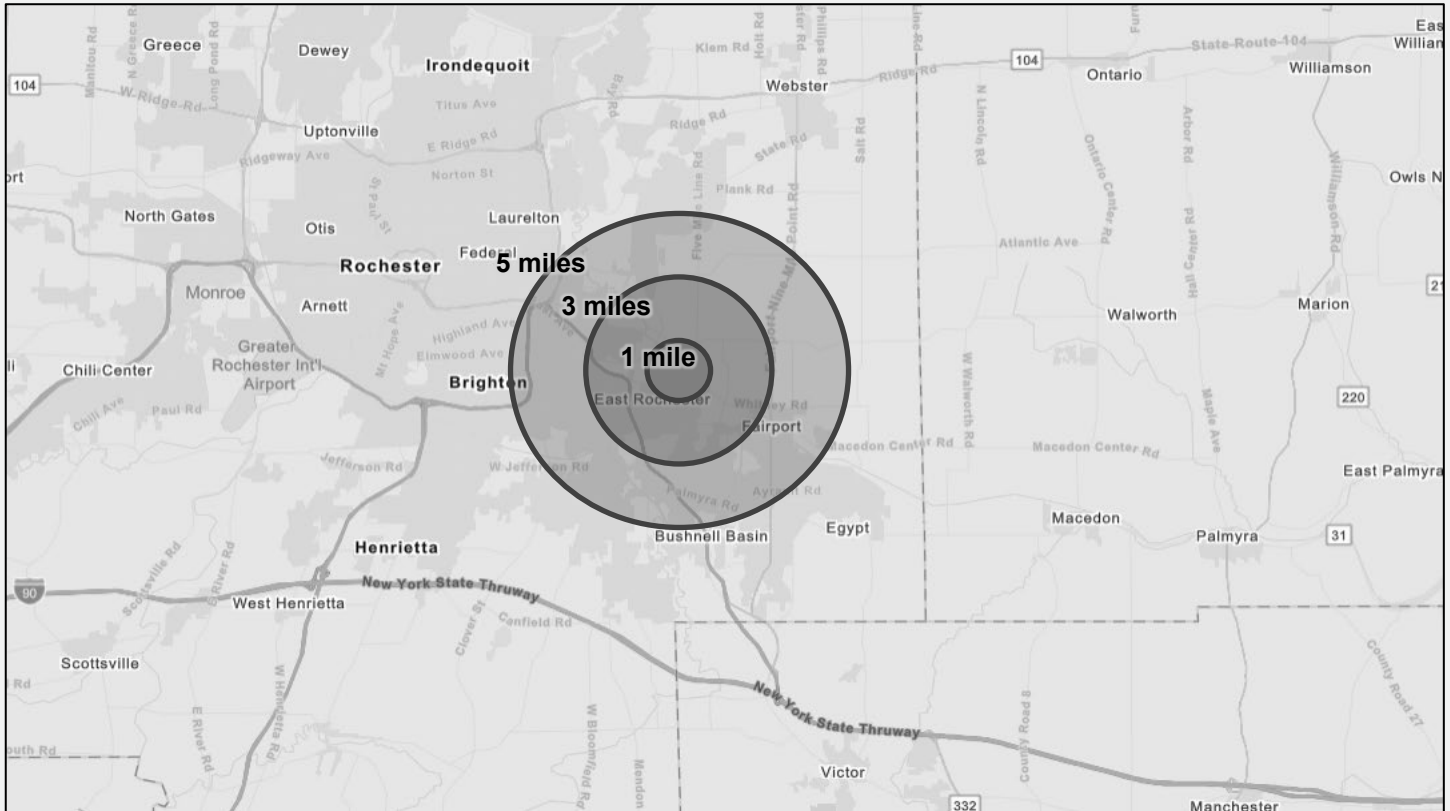


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VENTURE
BROKERAGE GROUP

DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	6,272	55,457	177,771
Daytime Population	9,819	59,563	175,538
Households	3,381	23,673	78,537
Average Household Income	\$90,813	\$120,940	\$116,528



2,745
Businesses



33,544
Employees



\$238,133
Median Home Value



45.7
Median Age

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