



PROPERTY DESCRIPTION

Highly visible commercial property located on a primary four-way arterial corridor between Rochester and Wayne County, with an AADT (Annual Average Daily Traffic) of +19,300 vehicles, providing strong exposure to daily traffic. The building supports multiple commercial uses, including showroom, workshop, retail, and light industrial, making it suitable for a wide range of owner-user or investment strategies. A 25+ foot monument sign delivers excellent roadside branding and long-range visibility.

PROPERTY HIGHLIGHTS

- Prime arterial location connecting Rochester and Wayne County
- High traffic exposure: AADT +19,300 vehicles/day
- Flexible commercial zoning allowing showroom, workshop, retail, and light industrial uses
- 25+ ft tall monument sign providing maximum tenant and brand visibility
- Adaptable floor plan suitable for single-tenant or multi-tenant use
- Appealing to owner-users and investors seeking visibility-driven assets

OFFERING SUMMARY

Sale Price:	\$399,000
Lot Size:	1.37 Acres
Building Size:	1,152 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	66	214	773
Total Population	156	504	1,811
Average HH Income	\$97,374	\$98,435	\$97,377

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