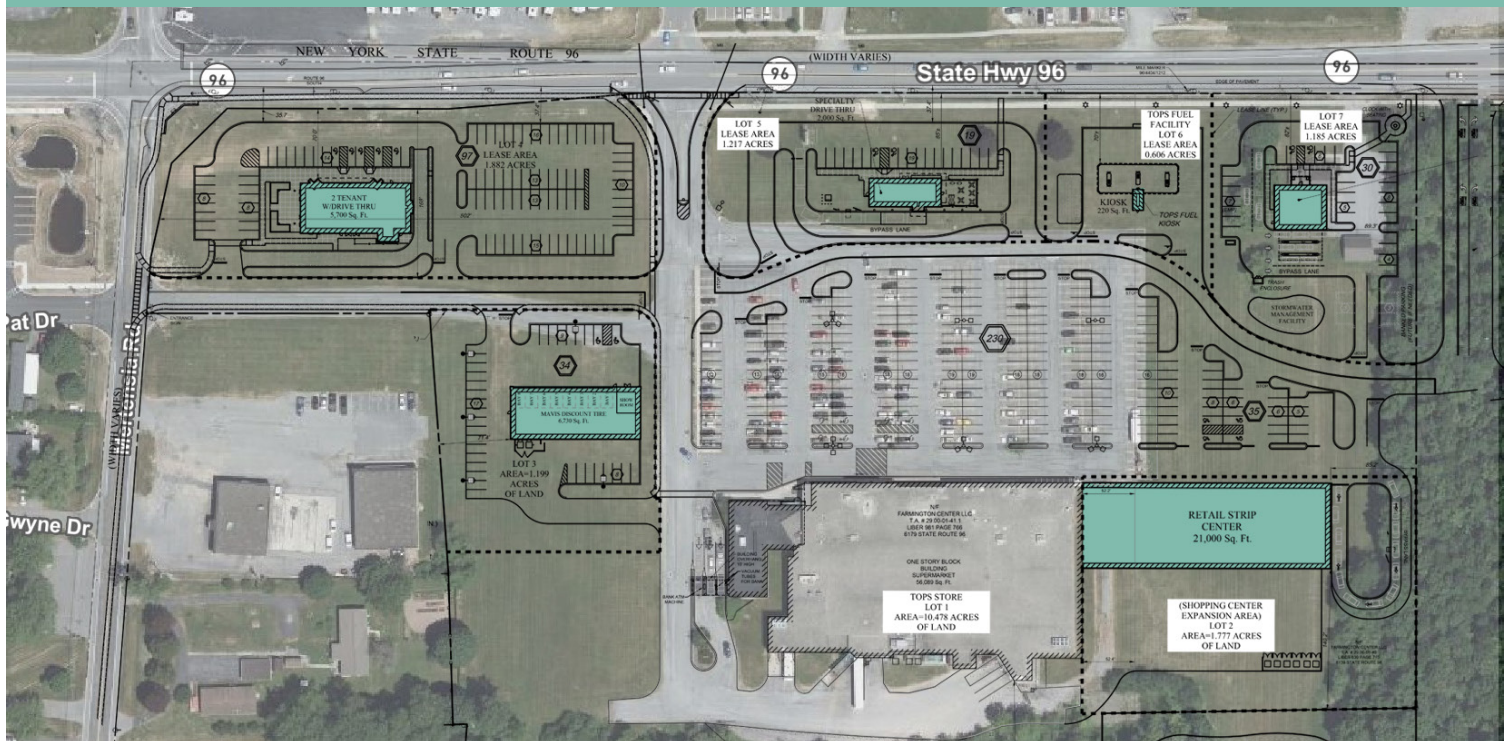


Grocery Anchored Shopping Center

Outparcel and Inline Space Available

6139 & 6179 NYS Route 96
Farmington, New York 14425

2,000 - 21,000 Square Feet



Offering Overview

Build-To-Suit outparcel and inline space available within a retail center anchored by Tops Friendly Markets. The property is situated on the New York State Route 96 corridor, approximately 1/4 mile west of the high-traffic intersection of Routes 96 & 332.

Offering Details

- + Outparcel & Inline Space
- + Sizes To Suit
- + Lease Rate
- Negotiable

Grocery Anchored Shopping Center

6139 & 6179 State Route 96 | Farmington, NY 14425

For Lease



Contact Us

Jaymes Keenan

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jaymes.keenan@cbre-rochester.com

Licensed Real Estate Broker

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CBRE Upstate NY

PART OF THE AFFILIATE NETWORK

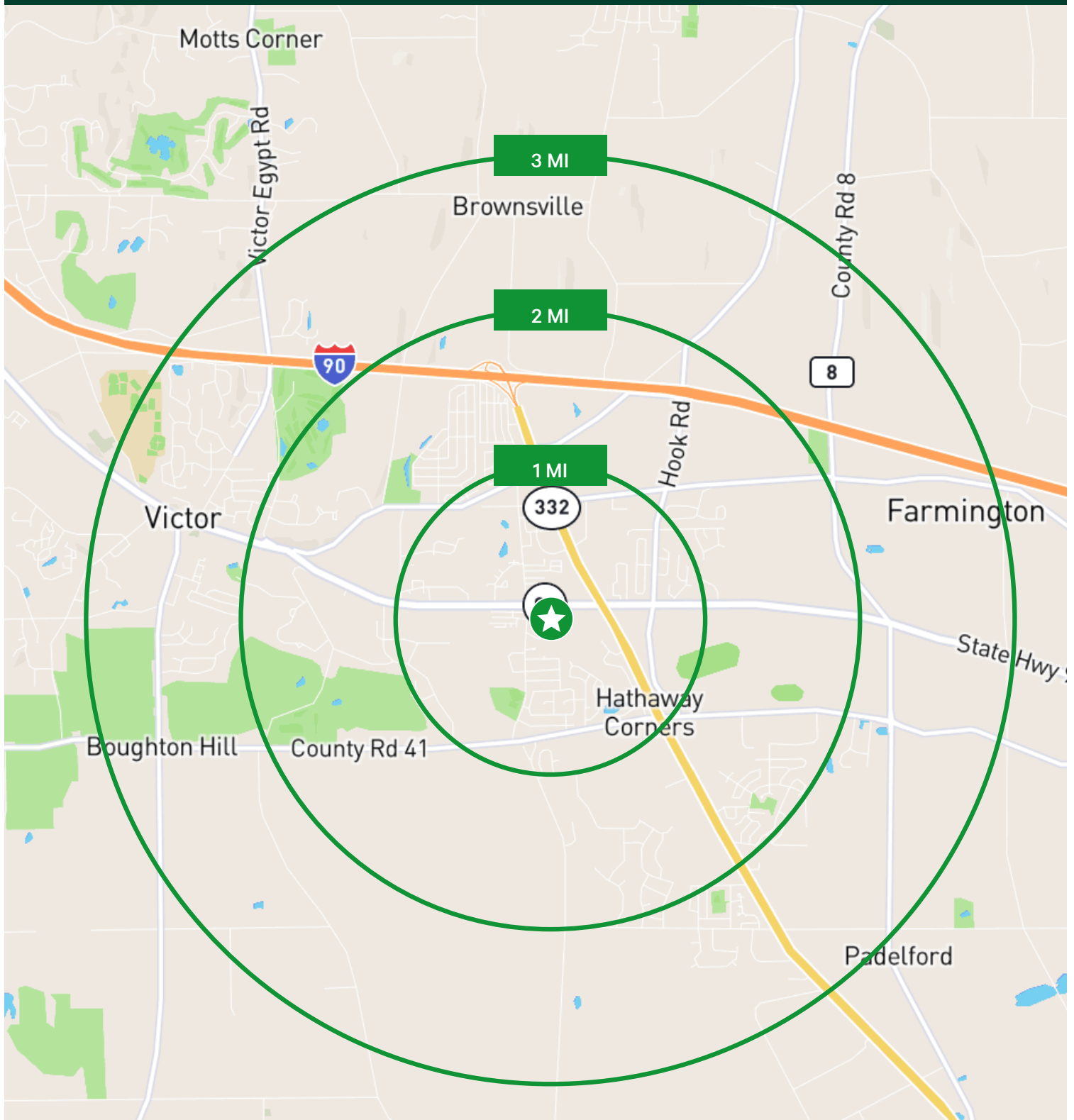
	3 MILES	5 MILES	10 MILES
 POPULATION			
2021 Population - Current Year Estimate	19,760	30,256	124,104
2026 Population - Five Year Projection	20,691	31,583	125,510
2010 Population - Census	17,214	26,687	119,086
2000 Population - Census	13,921	20,923	110,693
2010-2021 Annual Population Growth Rate	1.23%	1.12%	0.37%
2021-2026 Annual Population Growth Rate	0.93%	0.86%	0.23%
 HOUSEHOLDS			
2021 Households - Current Year Estimate	7,818	11,782	50,275
2026 Households - Five Year Projection	8,227	12,360	51,113
2010 Households - Census	6,732	10,231	47,333
2000 Households - Census	5,244	7,733	41,896
2010-2021 Annual Household Growth Rate	1.34%	1.26%	0.54%
2021-2026 Annual Household Growth Rate	1.03%	0.96%	0.33%
2021 Average Household Size	2.52	2.56	2.45
 HOUSEHOLD INCOME			
2021 Average Household Income	\$103,450	\$112,410	\$108,984
2026 Average Household Income	\$115,464	\$125,583	\$121,904
2021 Median Household Income	\$78,971	\$83,841	\$81,965
2026 Median Household Income	\$85,568	\$91,595	\$89,373
2021 Per Capita Income	\$39,879	\$43,857	\$44,190
2026 Per Capita Income	\$44,736	\$49,245	\$49,684
 HOUSING UNITS			
2021 Housing Units	8,283	12,512	53,727
2021 Vacant Housing Units	465 5.6%	730 5.8%	3,452 6.4%
2021 Occupied Housing Units	7,818 94.4%	11,782 94.2%	50,275 93.6%
2021 Owner Occupied Housing Units	5,450 65.8%	8,423 67.3%	36,723 68.4%
2021 Renter Occupied Housing Units	2,368 28.6%	3,359 26.8%	13,552 25.2%
 EDUCATION			
2021 Population 25 and Over	13,464	20,928	89,565
HS and Associates Degrees	6,200 46.0%	9,662 46.2%	40,435 45.1%
Bachelor's Degree or Higher	6,792 50.4%	10,553 50.4%	45,574 50.9%
 PLACE OF WORK			
2021 Businesses	551	933	4,931
2021 Employees	8,638	13,871	96,668

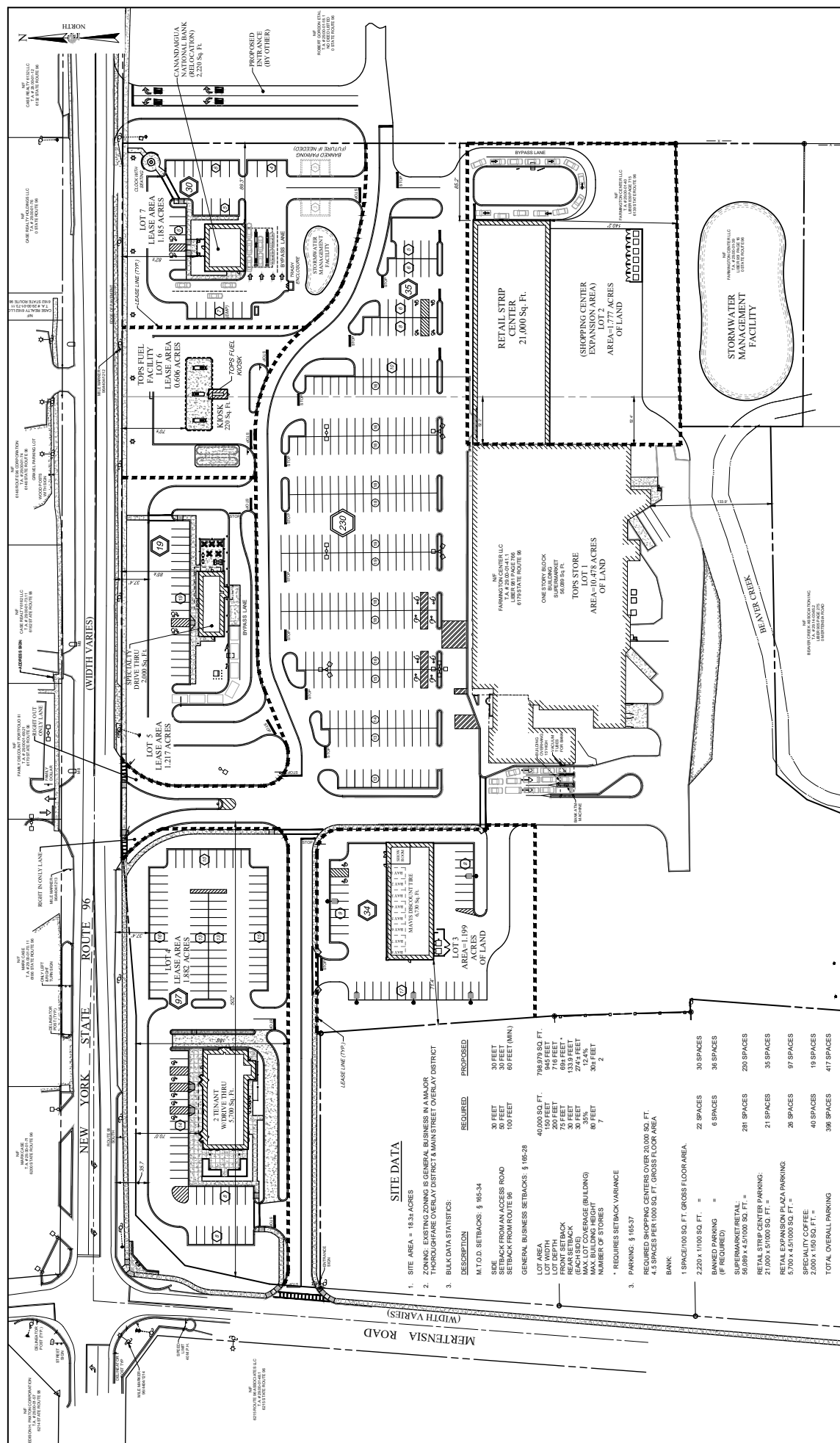
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6139 New York State Route 96

Farmington, NY

PREPARED BY: CBRE Rochester





SITE DATA

DESCRIPTION	REQUIRED	PROPOSED
1. SITE AREA = 18.3 ACRES		
2. ZONING: EXISTING ZONING IS GENERAL BUSINESS IN A MAJOR THROUGHFARE OVERLAY DISTRICT & MAIN STREET OVERLAY DISTRICT		
3. BULK DATA STATISTICS:		
M.T.O.D. SETBACKS: § 165-34		
FRONT SETBACK FROM ACCESS ROAD	30 FEET	30 FEET
REAR SETBACK FROM ROUTE 96	30 FEET	30 FEET
GENERAL BUSINESS SETBACKS: § 165-29		
LOT AREA	40,000 SQ. FT.	788,970 SQ. FT.
LOT WIDTH	150 FEET	150 FEET
LOT DEPTH	200 FEET	718 FEET
REAR SETBACK	30 FEET	1333 FEET
REAR SETBACK (BUILDING)	30 FEET	2747 FEET
MAX BUILDING HEIGHT	80 FEET	304 FEET
NUMBER OF STORES	7	2
* REQUIRES SETBACK VARIANCE		
3. PARKING: § 165-37		
REQUIRED: SUPERMARKET CENTER: 25,000 SQ. FT. GROSS FLOOR AREA	4.5 SPACES PER 1,000 SQ. FT. GROSS FLOOR AREA	
BANK		
1 SPACE/100 SQ. FT. GROSS FLOOR AREA	22 SPACES	30 SPACES
2,220 x 11,000 SQ. FT. =	6 SPACES	36 SPACES
BANKED PARKING (IF REQUIRED)		
SUPERMARKET RETAIL: 50,000 x 4.5/1,000 SQ. FT. =	228 SPACES	200 SPACES
RETAIL STRIP CENTER PARKING: 21,000 x 5/1,000 SQ. FT. =	21 SPACES	35 SPACES
RETAIL EXPANSION PLAZA PARKING: 5,700 x 4.5/1,000 SQ. FT. =	26 SPACES	97 SPACES
SPECIALTY COFFEE: 2,000 x 150 SQ. FT. =	40 SPACES	19 SPACES
TOTAL OVERALL PARKING	306 SPACES	417 SPACES

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

		COSTICH ENGINEERING CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE 2177 LAKE AVENUE ROCKY HILL, CT 06154 (860) 439-3200
PROJECT NO. 17-57 DATE: 12/20/2018	CLIENT: ANGELO INCORPORATED 150 W. ROCKY HILL AVENUE ROCKY HILL, CT 06154	COUNTY OF ROCKY HILL, CONNECTICUT PROJECT: MARKET CENTER OVERALL INCENTIVE SITE PLAN SHEET NO. CE1106 OF 11