



# Land Lease / Development / Build to Suit

2240 Penfield Rd., Penfield, NY 14526



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## Offering Summary

Sale Price:	\$750,000
Lease Rate:	\$79,900.00 per year (NNN)
Available SF:	1.62 Acres
Lot Size:	1.62 Acres
Zoning:	LB-Limited Business District
Market:	Rochester
Submarket:	Penfield
Traffic Count:	12,162

## Property Overview

+/- 1.62 Acres of land for sale or lease in the town of Penfield near the intersection of 441 & 250. Dense home population close to shopping centers and other retailers.

## Property Highlights

- Great For Retail, Office, Mixed-Use, or Residential
- Prime Penfield Location
- Densely Populated Residential Surrounding Area
- Utilities on Site

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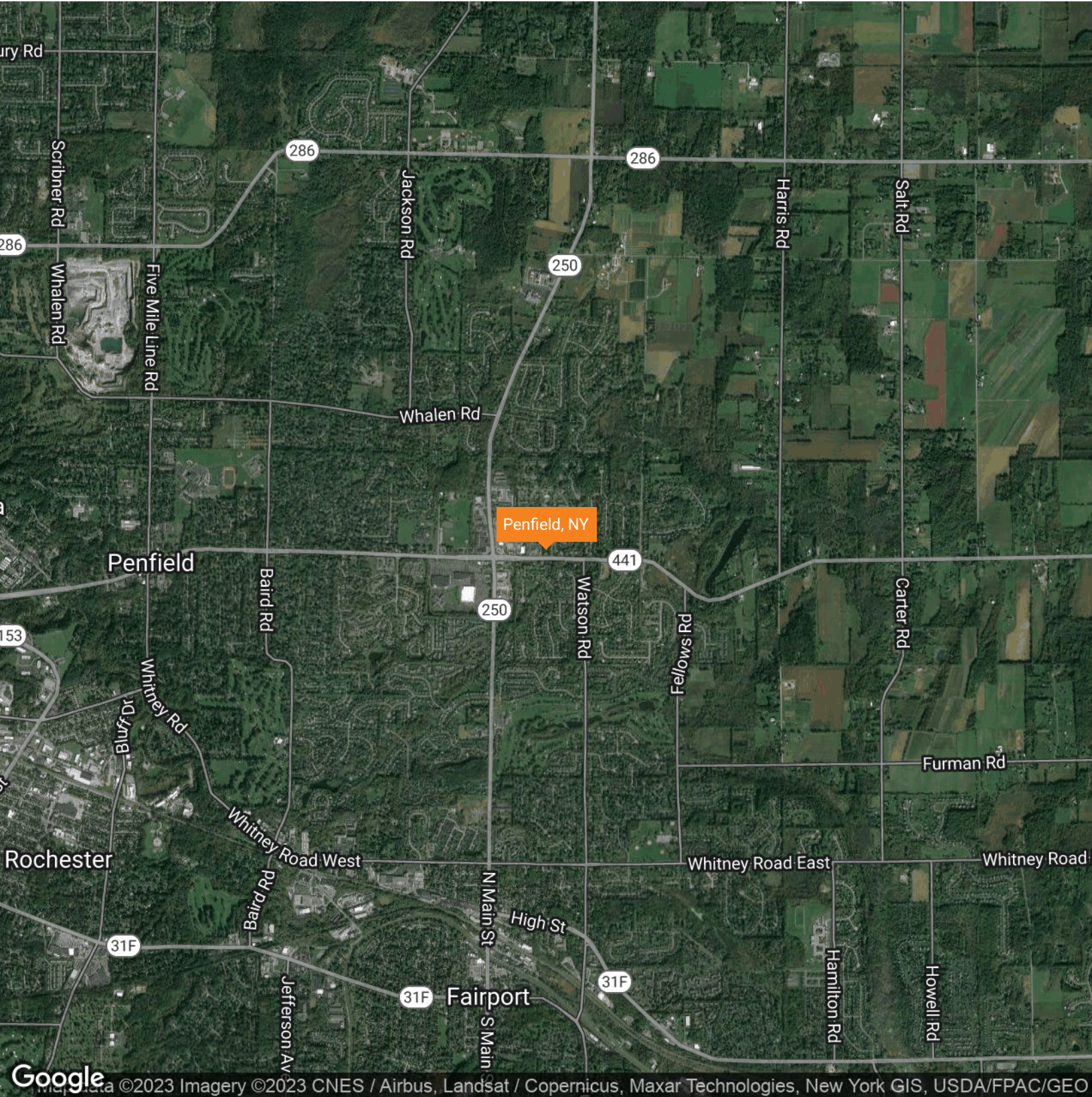
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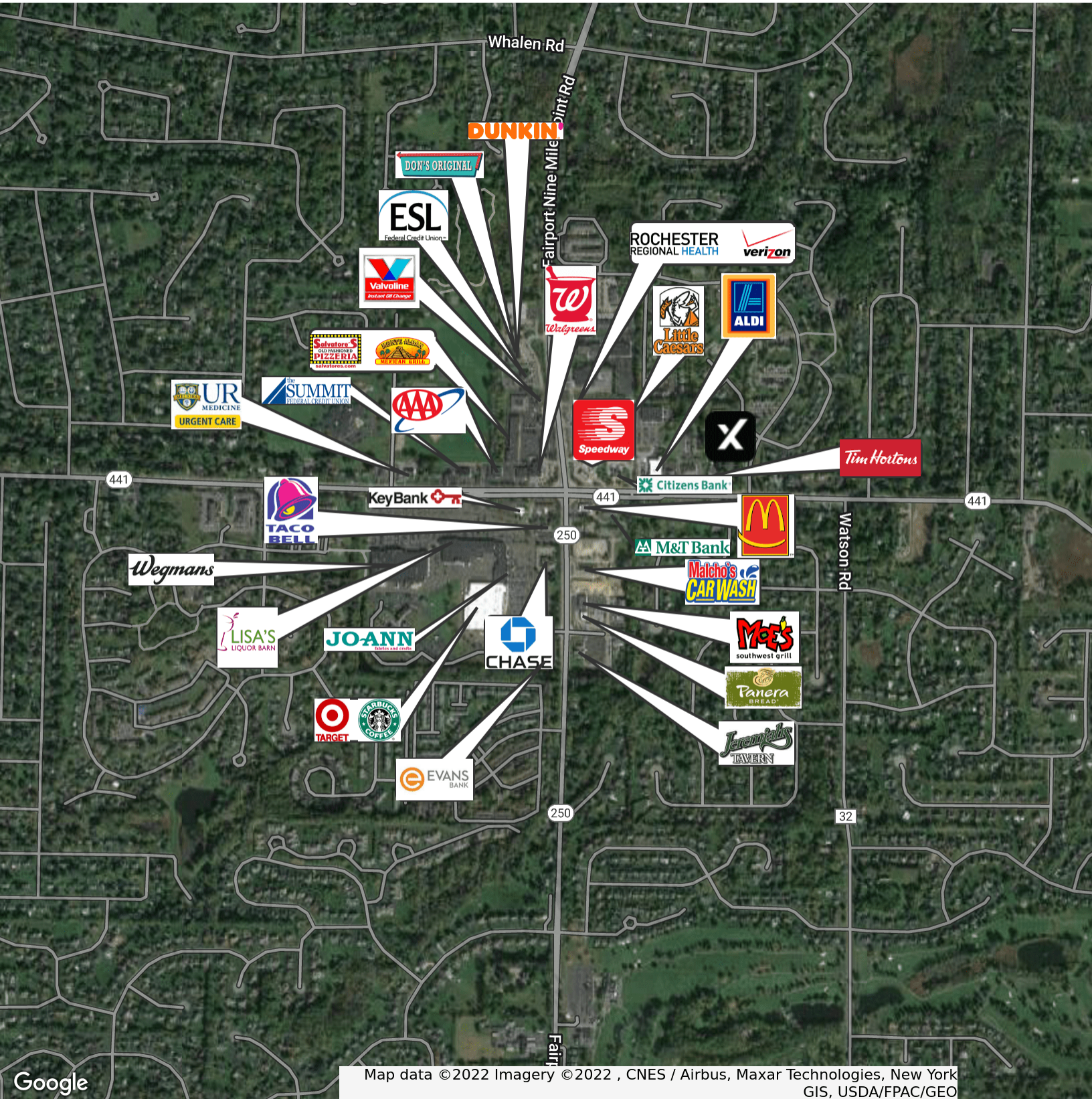


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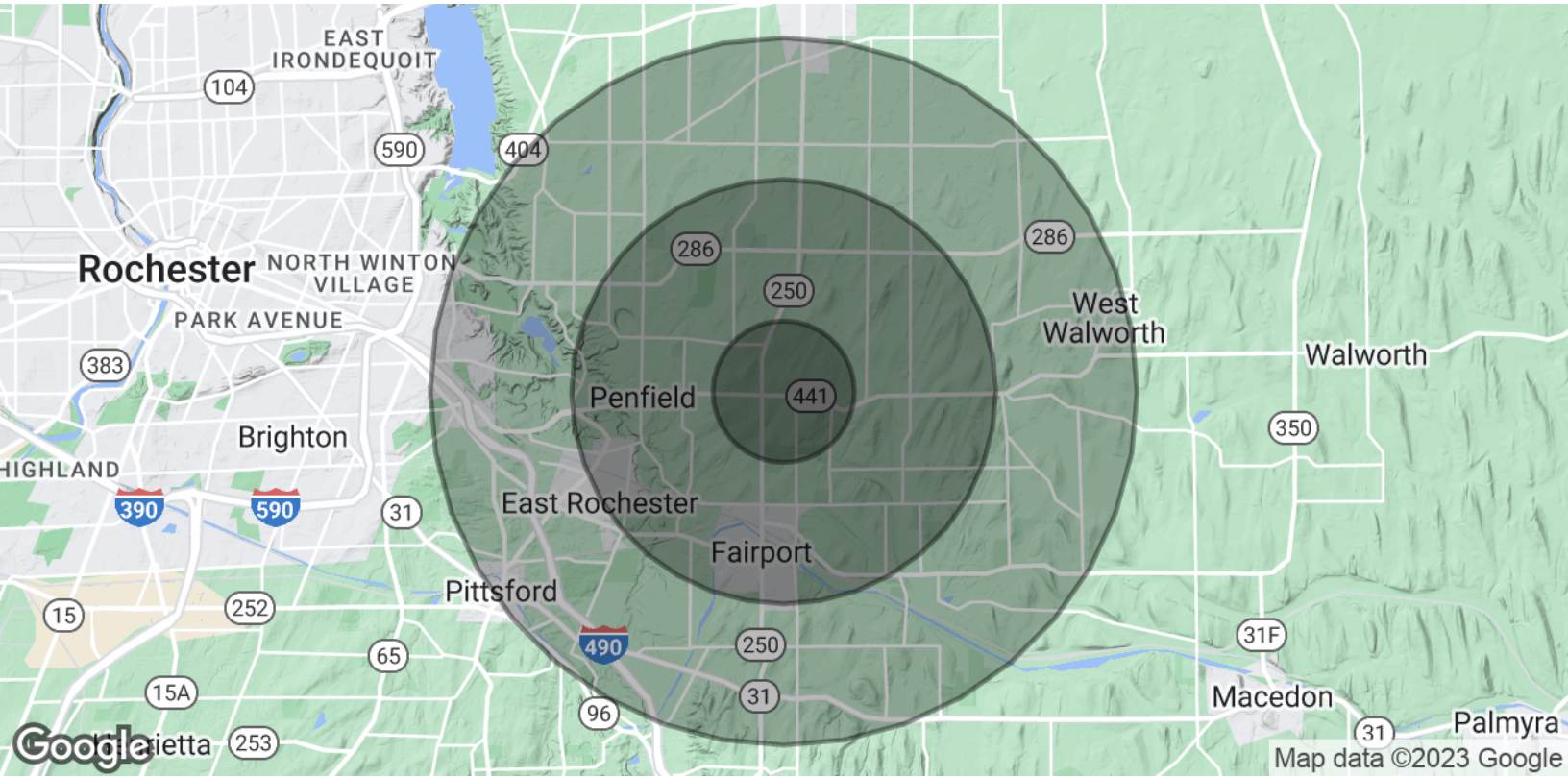
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Population	1 Mile	3 Miles	5 Miles
Total Population	3,882	38,218	101,851
Average Age	42.4	42.4	42.2
Average Age (Male)	40.6	41.1	41.0
Average Age (Female)	44.4	43.6	43.5
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,581	15,489	41,037
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$80,824	\$83,346	\$84,126
Average House Value	\$206,210	\$195,336	\$197,473

\* Demographic data derived from 2020 ACS - US Census

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