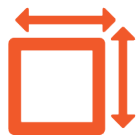


# FOR SALE

531R ROUTE 31, MACEDON, NY 14502



**74.85+/-**  
ACRES



**15,633**  
VEHICLES PER DAY



**\$375,000**  
SALE PRICE

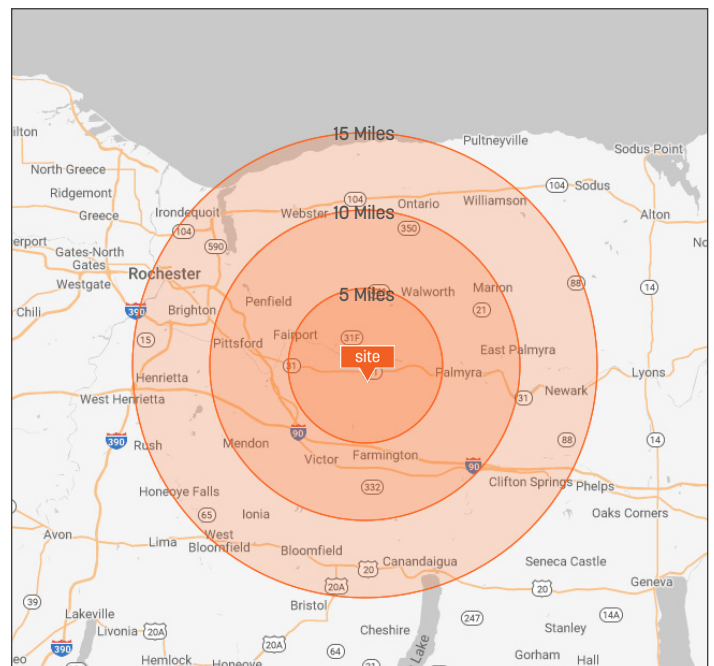
## PROPERTY HIGHLIGHTS

Caliber Commercial Brokerage is pleased to represent this well-positioned 74.85+/- acre parcel located on NY Route 31 (Pittsford Palmyra Rd) in Macedon, NY.

- Large contiguous 74.85+/- acre parcel
- Access to high-power; 7,000' to substation 121 and 9,000' to substation 122
- 3-phase power, water, sanitary & gas
- Zoned for General Commercial/Office-Research Manufacturing

## OFFERING SUMMARY

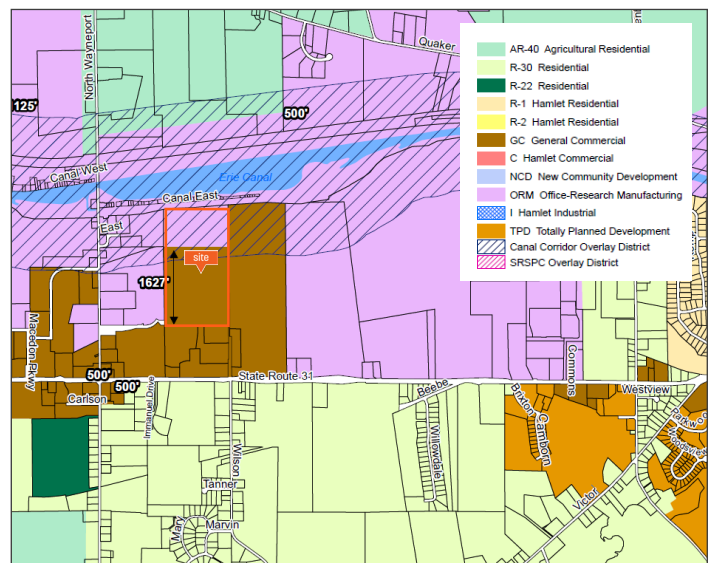
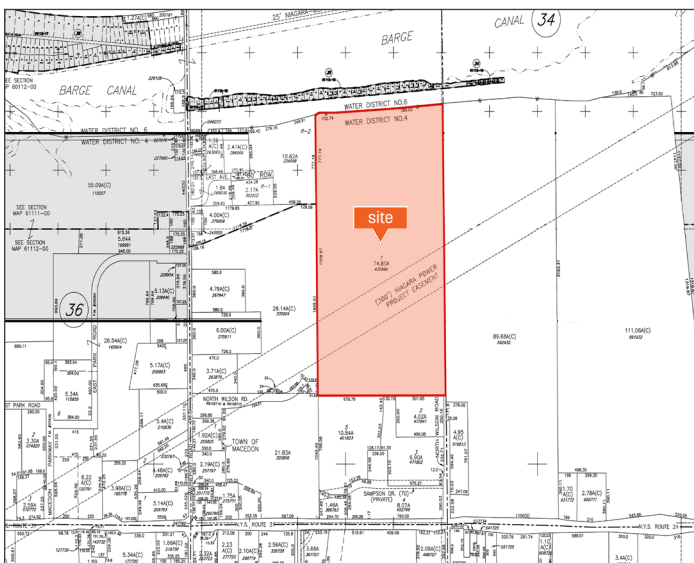
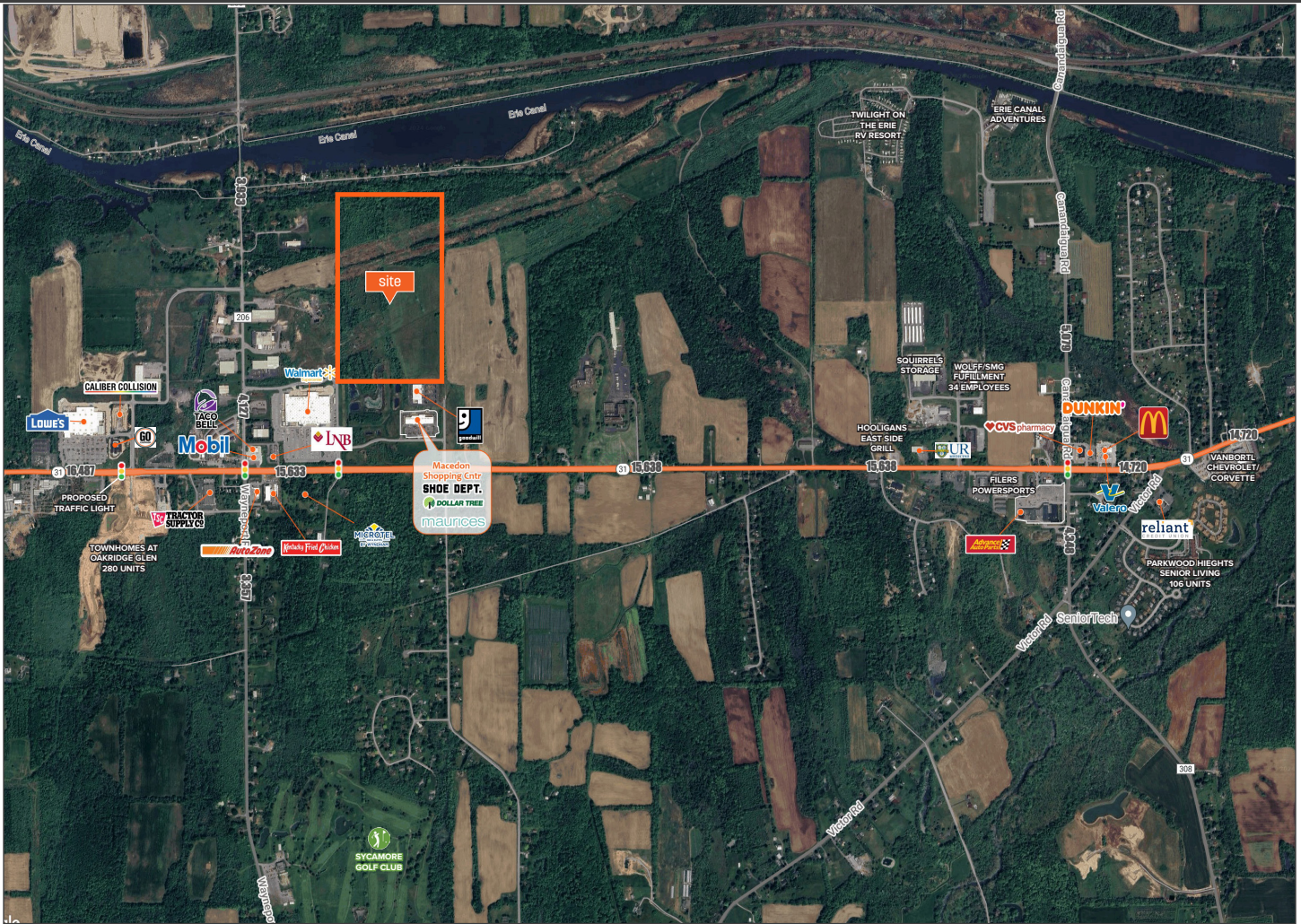
Size	74.85 +/- Acres
Traffic Counts	NY Route31 : 15,633/ vpd Wayneport Rd: 4,127 / vpd
Sale Price	\$375,000
Zoning	GC and ORM



DEMOGRAPHICS	5 Mile	10 Miles	15 Miles
Population	43,659	179,622	509,530
Median HH Income	\$114,492	\$107,823	\$88,037
Households	17,865	74,599	220,262
Employees	8,568	60,683	225,392

# FOR SALE

531R ROUTE 31, MACEDON, NY 14502



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