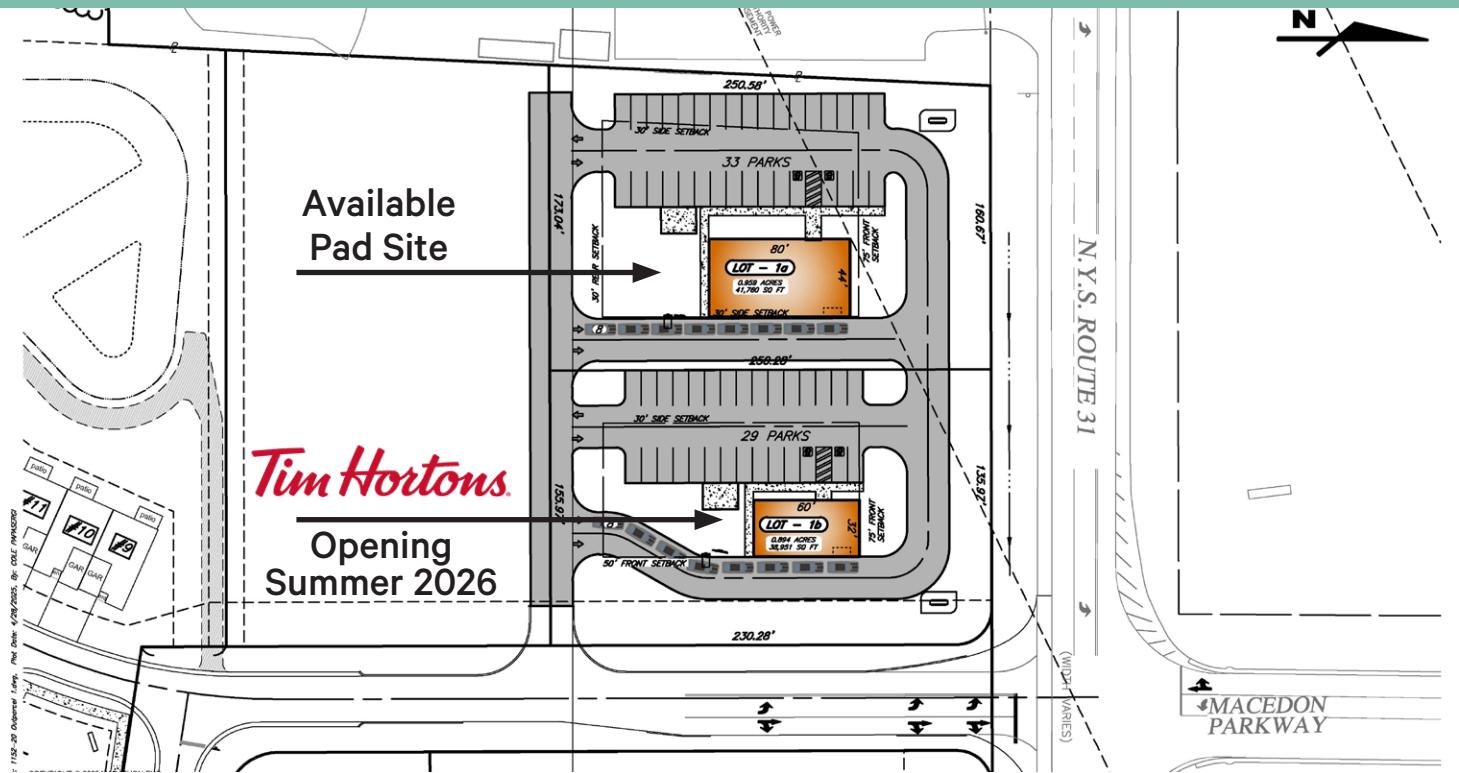


# Retail Pad Site Opportunity

0.959 Acres On Route 31

NY Route 31 at  
Macedon Parkway  
Macedon, NY 14502

Adjacent to Tim Hortons Opening Summer 2026



## Offering Overview

Pad site development opportunity on Route 31. 0.959 acres with drive-thru and 33 parking space, per conceptual layout. The property offers excellent exposure to Route 31, the primary East-West corridor in the area. Neighboring development includes key traffic generators Lowe's Home Improvement and Walmart, with numerous additional retailers and services in the immediate area. Attractive opportunity for bank/credit union or quick service restaurant.

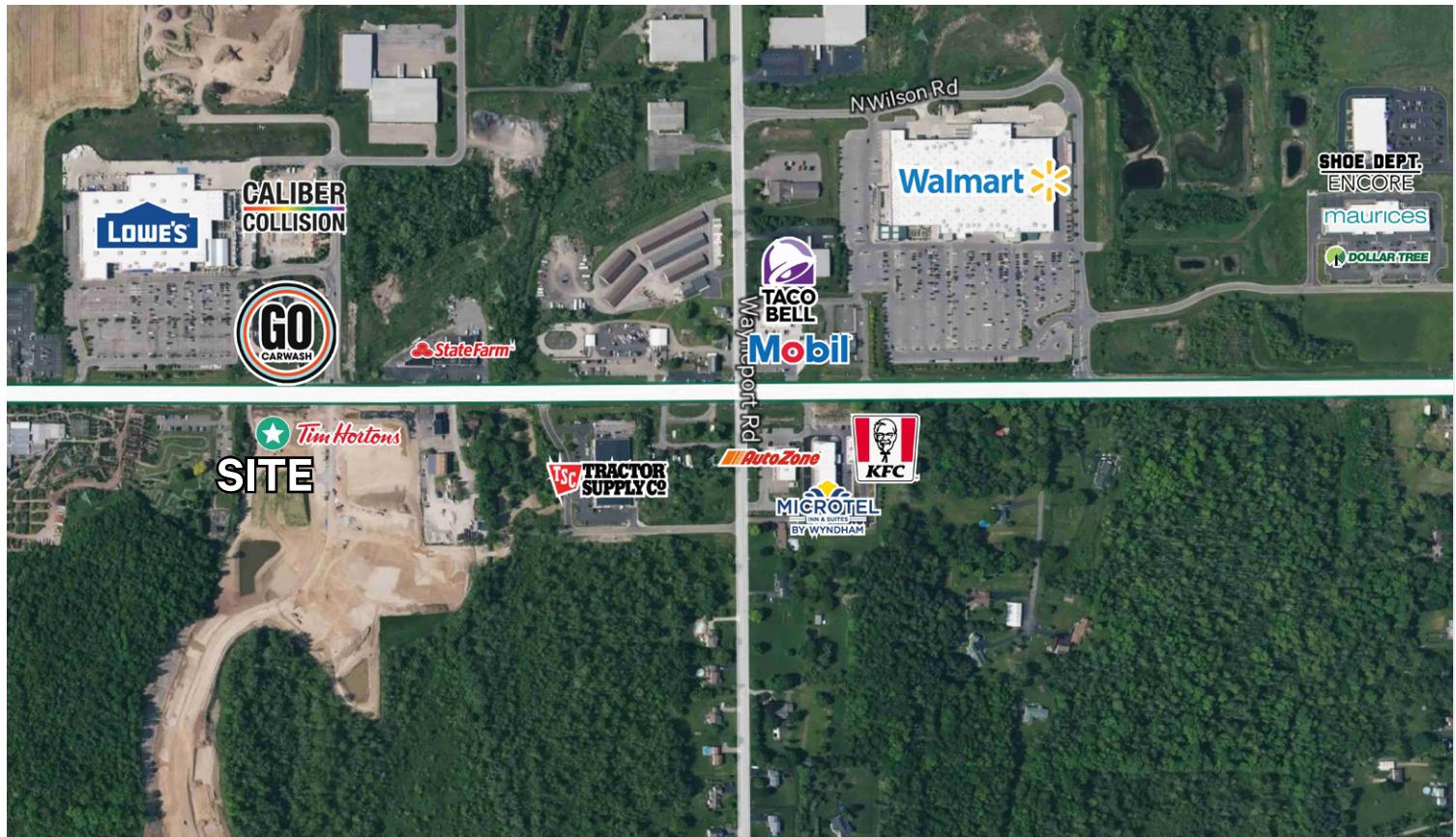
## Offering Details

- + Retail Pad Site
- + 0.959 Acres
- + Proposed Layout Shows Drive-Thru & 33 Parking Spaces
- + Pricing: Contact Broker

## Retail Pad Site

NY-31 at Macedon Pkwy | Macedon, NY 14502

For Sale or Lease



# Property Overview

- + 0.959 Acre Pad Site
- + Concept plan shows retail building with drive-thru
- + 33 Parking Spaces
- + Adjacent to new Tim Hortons opening Summer 2026
- + Highly visible location with excellent exposure to NY Route 31
- + Neighboring development includes: Lowe's Home Improvement, Go Car Wash, Tractor Supply, Walmart, AutoZone, KFC, Mobil, Taco Bell, Microtel, Dollar Tree, Shoe Dept, Maurice's and more

## Contact Us

### Jaymes Keenan

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Licensed Real Estate Salesperson

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# Retail Pad Site

NY-31 at Macedon Pkwy | Macedon, NY 14502

# For Sale or Lease

	1 MILE	3 MILES	5 MILES
 <b>POPULATION</b>			
2025 Population - Current Year Estimate	406	12,625	49,142
2030 Population - Five Year Projection	408	12,510	48,873
2020 Population - Census	386	12,946	50,276
2010 Population - Census	372	12,460	48,962
2020-2025 Annual Population Growth Rate	0.97%	-0.48%	-0.43%
2025-2030 Annual Population Growth Rate	0.10%	-0.18%	-0.11%
 <b>HOUSEHOLDS</b>			
2025 Households - Current Year Estimate	166	5,126	20,930
2030 Households - Five Year Projection	171	5,222	21,354
2020 Households - Census	159	5,039	20,576
2010 Households - Census	150	4,545	19,129
2020-2025 Compound Annual Household Growth Rate	0.82%	0.33%	0.33%
2025-2030 Annual Household Growth Rate	0.60%	0.37%	0.40%
2025 Average Household Size	2.43	2.44	2.33
 <b>HOUSEHOLD INCOME</b>			
2025 Average Household Income	\$114,630	\$145,576	\$139,822
2030 Average Household Income	\$121,606	\$161,017	\$154,054
2025 Median Household Income	\$94,785	\$116,222	\$110,098
2030 Median Household Income	\$101,587	\$127,637	\$122,453
2025 Per Capita Income	\$51,033	\$58,761	\$59,733
2030 Per Capita Income	\$55,750	\$66,855	\$67,511
 <b>HOUSING UNITS</b>			
2025 Housing Units	189	5,410	22,016
2025 Vacant Housing Units	23 12.2%	284 5.2%	1,086 4.9%
2025 Occupied Housing Units	166 87.8%	5,126 94.8%	20,930 95.1%
2025 Owner Occupied Housing Units	139 73.5%	4,240 78.4%	16,205 73.6%
2025 Renter Occupied Housing Units	27 14.3%	886 16.4%	4,725 21.5%
 <b>EDUCATION</b>			
2025 Population 25 and Over	300	9,121	35,859
HS and Associates Degrees	158 52.7%	4,073 44.7%	13,934 38.9%
Bachelor's Degree or Higher	130 43.3%	4,815 52.8%	20,803 58.0%
 <b>PLACE OF WORK</b>			
2025 Businesses	51	358	1,812
2025 Employees	716	3,960	24,570

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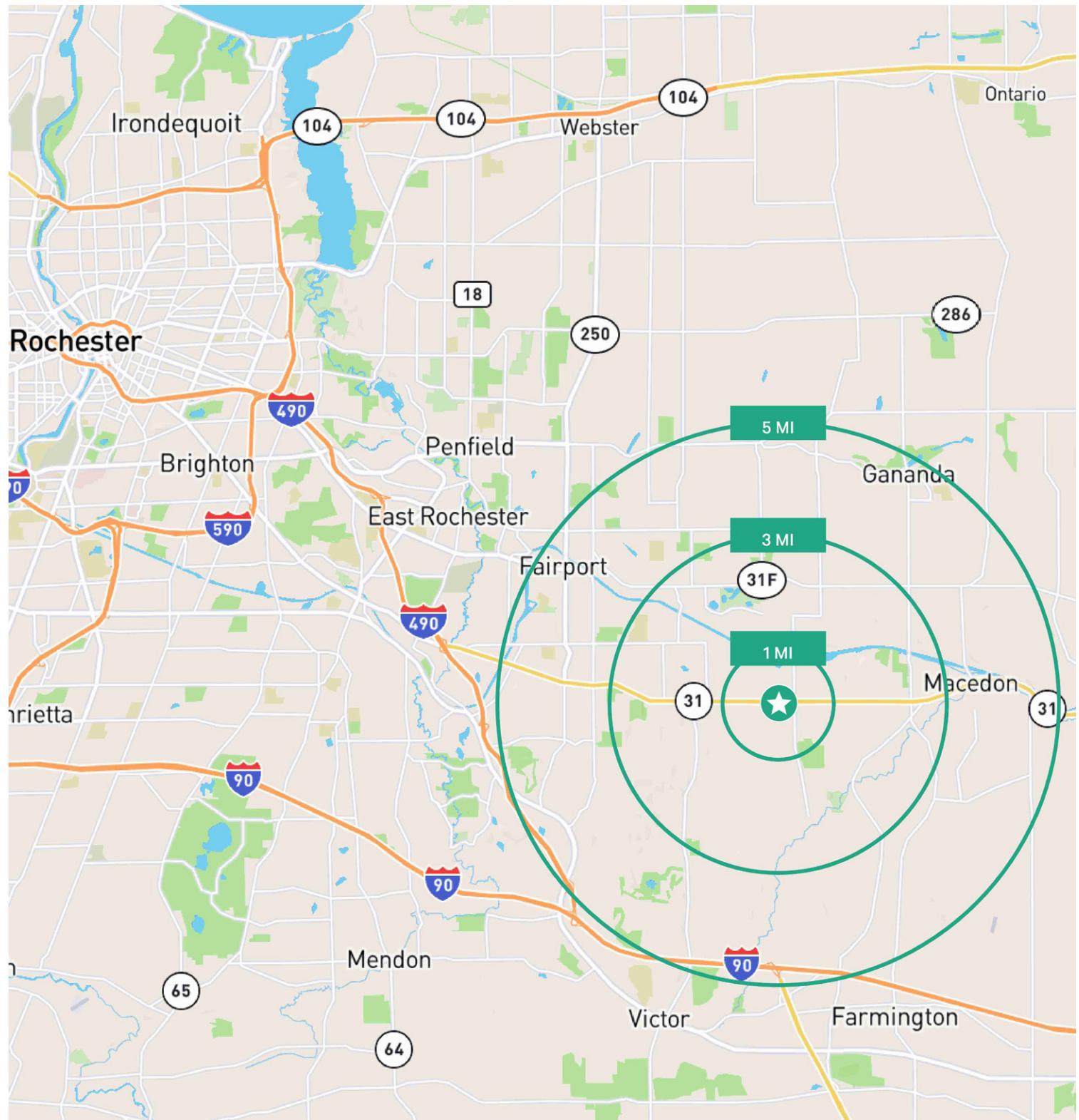
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## Retail Pad Site

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