



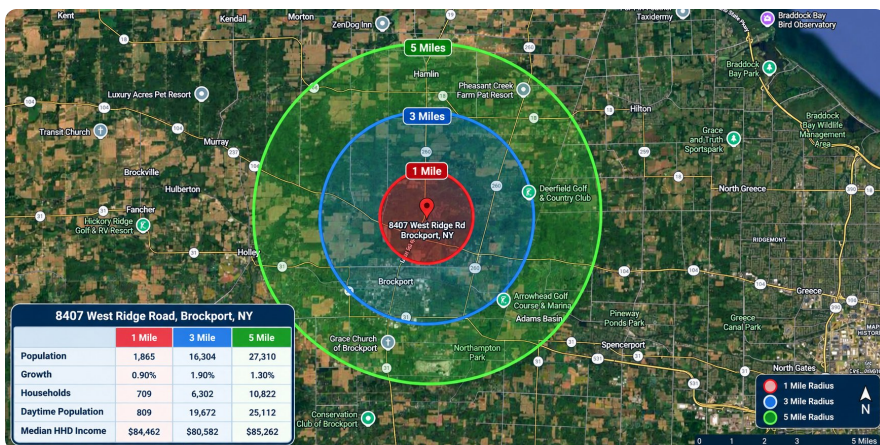
AVAILABLE

8407 West Ridge Road

Brockport, NY 14420 | Monroe County

Vacant Land

Development / Pad Site Opportunity
Pricing & site details on request



PROPERTY HIGHLIGHTS

- Cleared, vacant parcel ready for development
- Existing curb cut and driveway apron onto West Ridge Rd
- Multi-lane road frontage with public sidewalk
- Utilities along the road frontage
- Daytime population exceeds residents within 3 miles – strong weekday traffic draw
- Trade area tests as a strong fit for coffee, QSR, auto service and urgent care users

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	1,865	16,304	27,310
Growth	0.90%	1.90%	1.30%
Households	709	6,302	10,822
Daytime Population	809	19,672	25,112
Median HH Income	\$84,462	\$80,582	\$85,262

RETAILER FIT – TRADE AREA MATCH INDEX

	Coffee & Beverage						Quick Service					Auto, Health & Retail			
	Splash	7 Brew	Tim Hortons	Dunkin'	Starbucks	Tropical Smoothie	Taco Bell	Wendy's	KFC	Burger King	McDonald's	Well Now	Valvoline	Family Dollar	Take 5
Customer Count	78	86	77	79	61	71	90	79	87	81	81	87	83	107	69
Customer Ratio	121	129	116	91	66	64	139	165	130	121	130	162	158	97	83
Household Similarity	119	102	87	56	51	51	119	97	108	111	78	142	99	101	61

Index vs. each brand's existing locations (100 = typical): ■ 110+ Strong ■ 95–109 Comparable ■ Below 95

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