

Location Description

One of a kind development site opportunity in Farmington, NY.

Subject property is located off Canandaigua, NY exit 44 of the NYS Thruway just south of State RT 96.

This property has been DOT designated for a traffic light at the corner of Mercier Boulevard and offers over 1,200 feet of frontage on State RT 332, the gateway to beautiful Canandaigua Lake.

This strategic development location is located adjacent to Finger Lakes Gaming and Racetrack on the Beaver Creek Road side of the property and could feature a road connecting the entrance to the facility and State RT 332.

Vince Pettrone

Associate Real Estate Broker

Office: (585) 756-7443 • Cell: (585) 303-8023

VincePettrone@gmail.com

Traffic Count

State Route 96	14,803 AADT
Route 332	
North off RT 96	20,906 AADT
Route 332	
South of Rt 96	23,964 AADT

Demographics

Rt 332 at Mercier Blvd	3 Miles	5 Miles	10 Miles
Population	16,965	28,360	115,878
Households	6,994	11,688	49,145
Med HH Income	\$80,246	\$87,135	\$85,726

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10 Grove Street • Pittsford, NY 14534

All information has been supplied by the seller, has not been checked for accuracy by the broker, and is subject to verification by the buyer. The broker makes no representation regarding the condition of the structure or its mechanical components. Broker recommends that the buyer obtain an independent building inspection regarding all aspects of the property. Each office independently owned and operated.
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Unique Development Opportunity in Farmington (Ontario County), New York



0 State Route 332 Farmington, NY 14425

Offering Summary

Sale Price: Upon Request
 Lot Size: 22.13 Acres
 Zoning: General Business (GB) and also offers Incentive Zoning (IZ)
 Market: Farmington (Ontario County), New York

Property Highlights

- One of a kind development site (health care, retail service, hospitality)
- Less than 1 mile off NYS Thruway at Canandaigua, NY (Exit 44), just south of State Route 96
- Designated DOT traffic light at State Route 332 and Mercier Blvd.
- Great visibility, high traffic volume
- Over 1,200' of frontage on State Route 332 from Mercier Blvd. to Boughton Hill Rd. (Co. Rd. 8)
- Gateway to Canandaigua Lake
- Many roof tops and new housing developments
- Strong demographics

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Site

Canandaigua
7 Miles

Geneva
24 Miles



Beaver Creek Rd.



*New Apartments and
Office Building Under
Construction*



*Retail/Flex Space
Under Construction*



NYS Thurway
1.5 Miles

State Rt. 332



State Rt. 96

Victor 3 Miles
and Eastview Mall
8 Miles





NOTE:
 ALL INFORMATION PROVIDED BY ORLANDO COUNTY
 IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT
 CONSTITUTE A GUARANTEE OF ANY KIND. THE
 DESIGN PROJECT IS DCA PLAN NUMBER 23413A
 WHICH WAS APPROVED BY ORLANDO COUNTY
 SERVICES ON AUGUST 25, 2017 BY NOKAMUN@ORFLA.GOV

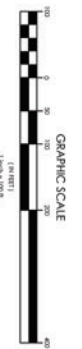
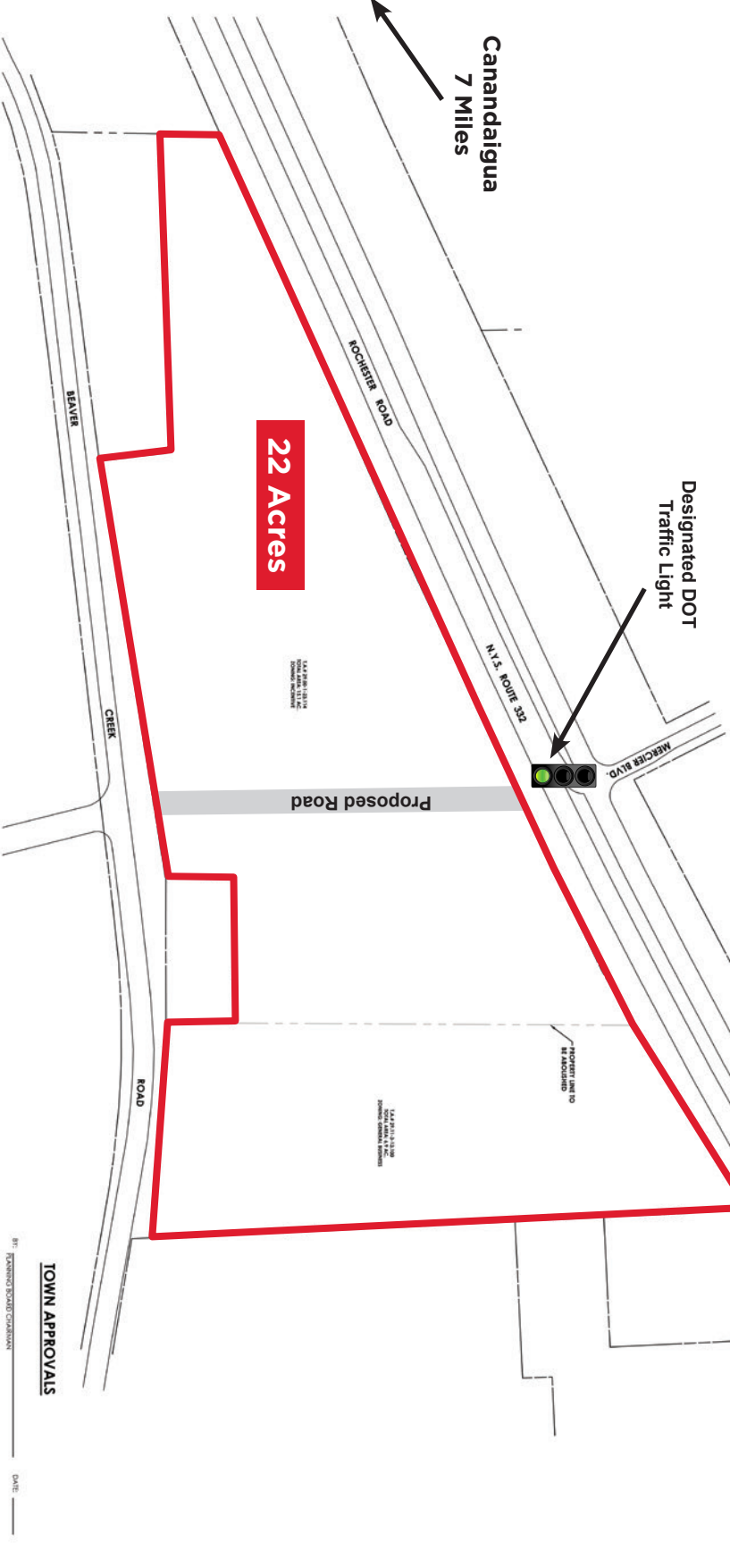


**Victor 3 Miles
 and Eastview
 Mall 8 Miles**

**Rt. 96 .34 Mile
 NYS Thruway
 1.5 Miles**

**Canandaigua
 7 Miles**

**Geneva
 24 Miles**



TOWN APPROVALS

TOWN OF FARMINGTON

LOCATION MAP

PROJECT NAME:
**NYS ROUTE 332
 LOT
 COMBINATION**

**TOWN OF FARMINGTON,
 ORLANDO COUNTY, NEW YORK**

NO.	DATE	BY	REVISION

DESIGNED BY: C.E.K.
CHECKED BY: R.K.W.
APPROVED BY: R.K.W.
DATE: 3/2/2018
PROJECT NO.: 17-1094

DESIGNING TITLE:
LOT COMBINATION

DRAWING SCALE:
1"=100'

DRAWING NO.:
17-1094-C1