

# 250 WEST MAIN STREET

Victor, NY 14564



## AVAILABLE OPPORTUNITY

- » 1 +/- Acre
- » For Sale: \$500,000

## PROPERTY HIGHLIGHTS

- » Excellent development opportunity with multiple potential uses
- » Prime location in the Village of Victor
- » Traffic Counts: 25,279 VPD on W. Main St.
- » Excellent visibility/signage



### FOR MORE INFORMATION, PLEASE CONTACT:

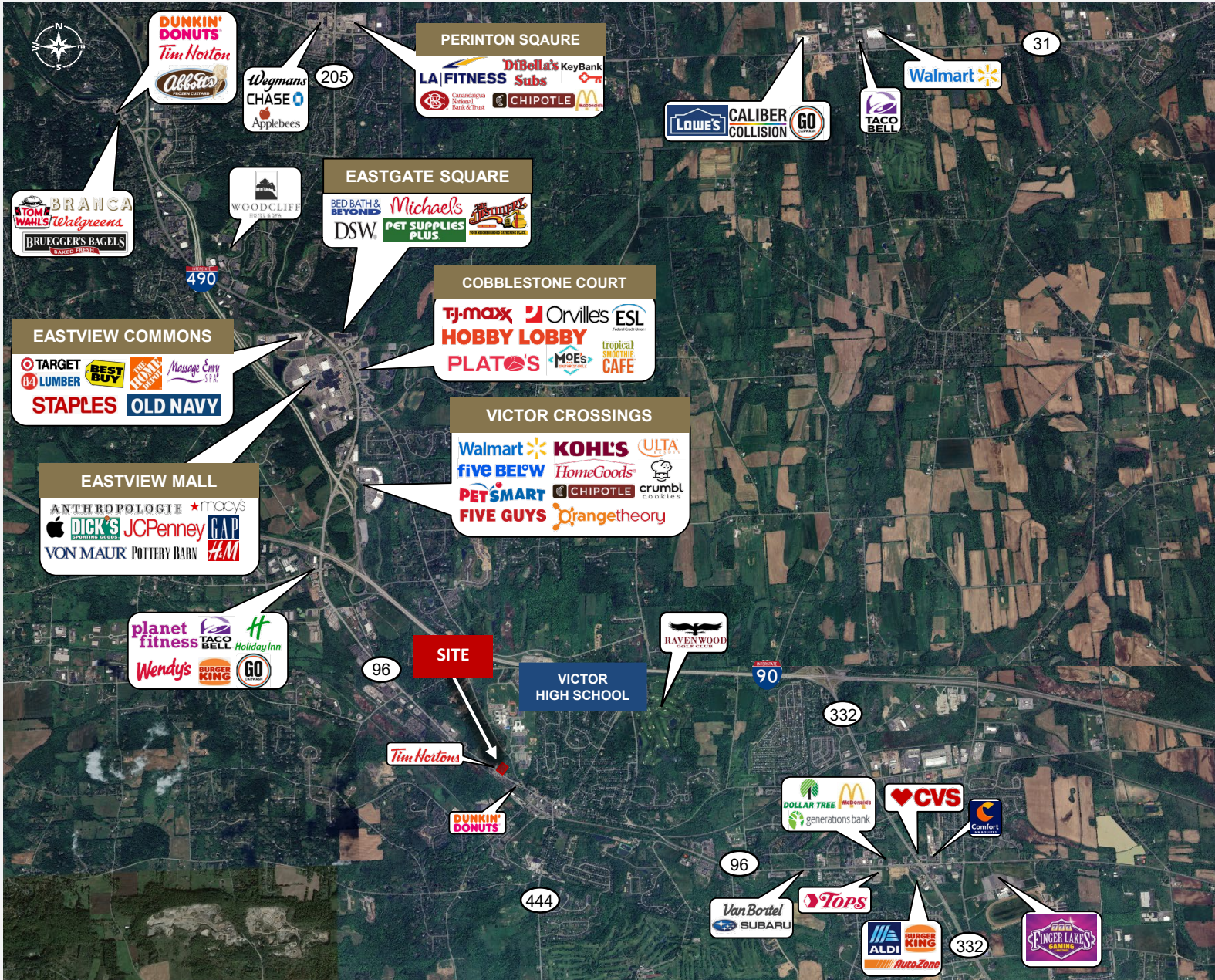


**JANELL VANEGAS**  
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## MARKET AERIAL



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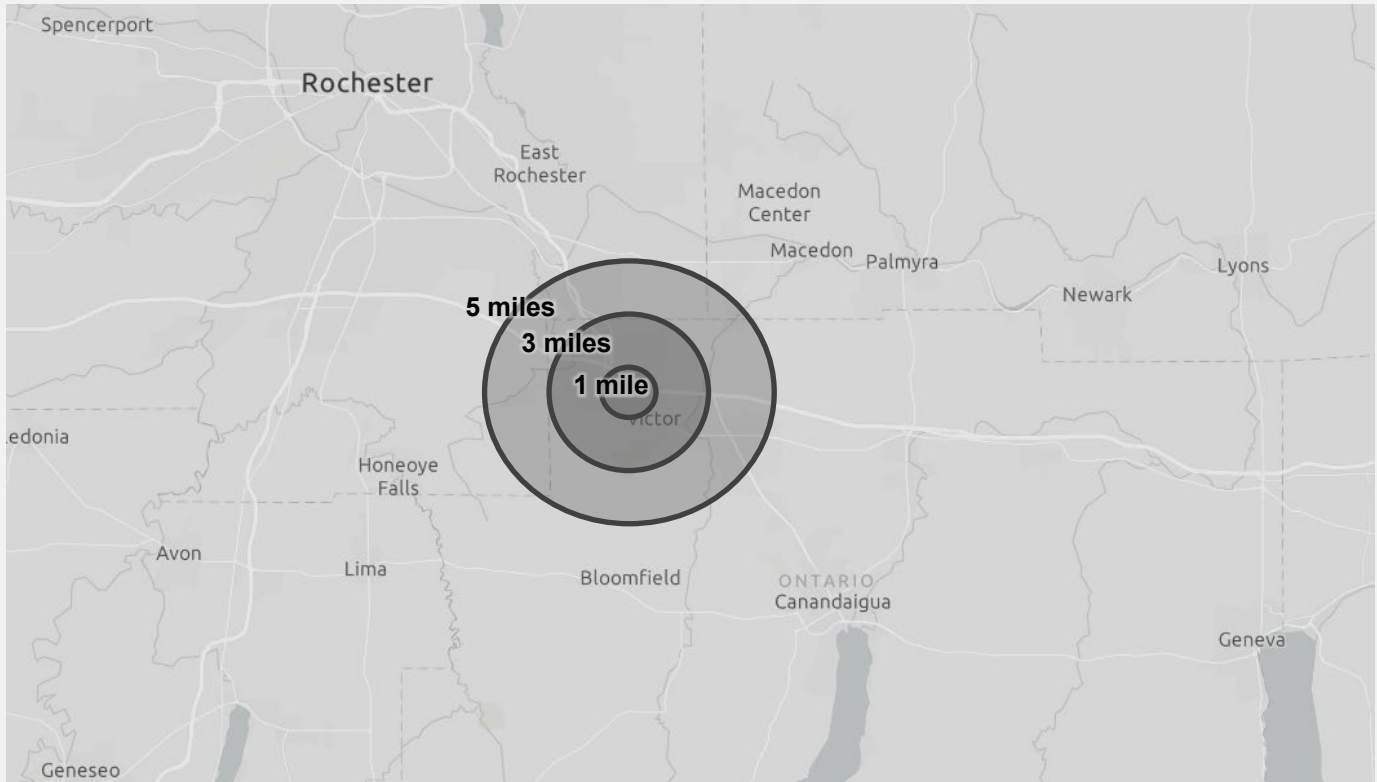
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## DEMOGRAPHICS



| DEMOGRAPHIC SNAPSHOT     | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------|-----------|-----------|-----------|
| Total Population         | 3,732     | 16,602    | 34,361    |
| Daytime Population       | 3,671     | 16,139    | 41,691    |
| Households               | 1,639     | 7,068     | 13,610    |
| Average Household Income | \$143,645 | \$142,634 | \$145,542 |



**765**  
Businesses



**8,506**  
Employees



**\$326,337**  
Median Home Value



**43.7**  
Median Age

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