

**FOR LEASE**



**± 2 Acres  
SITE**

**Eastern Blvd.**

**27,208 AADT**

**20**

**20**

**4430 STATE RTE 5 AND 20**

**CANANDAIGUA, NY**

**TRG**

TRINITY REALTY GROUP | TRGCOS.COM | 518.458.7203 | 18 COMPUTER DRIVE EAST, STE 201, ALBANY, NY 12205

# 4430 STATE RTE 5 AND 20

## HIGHLIGHTS

- Prime development opportunity in Ontario County's dominant regional retail corridor, serving as the Finger Lakes' premier shopping destination.
- Strong year-round local population supplemented by significant seasonal tourism with established national retail corridor with proven consumer spending
- Outstanding visibility along State Routes 5 & 20 with over 27,000 vehicles per day, one of the area's most heavily traveled commercial corridors.

## OFFERING INFO

PARCEL SIZE:	2 Acres
ZONING:	C-3 Heavy Commercial District
UTILITIES:	Public Water & Sewer; Natural Gas
RENT:	Call Broker
NNN:	Call Broker

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION:	1,475	17,235	24,580
HOUSEHOLDS	730	7,930	11,228
AVERAGE HH INCOME	\$109,008	109,993	\$115,218
DAYTIME POPULATION	1,464	16,190	20,987
BUSINESS ESTABLISHMENTS	108	754	882



### AREA RETAILERS:

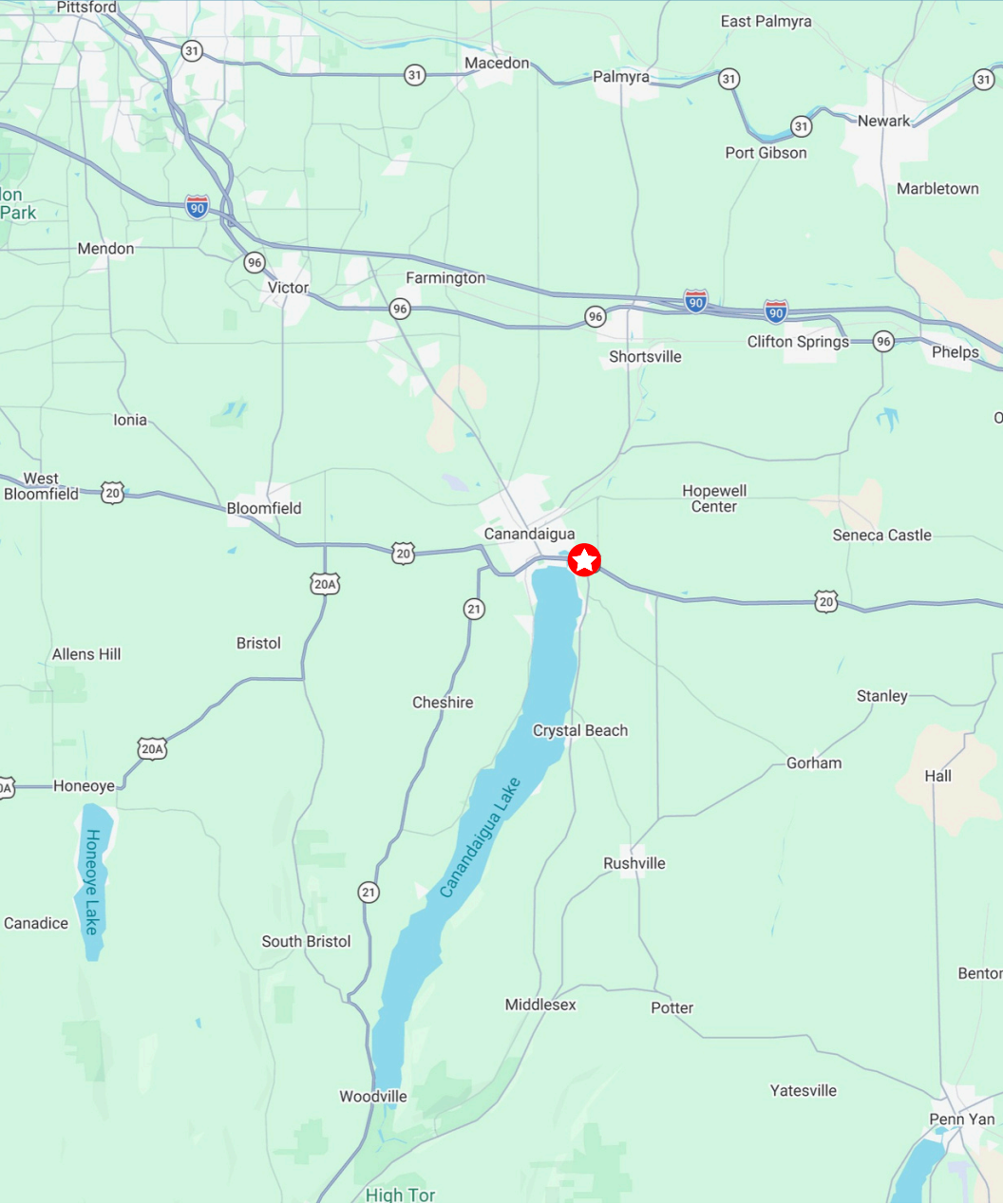


# 4430 STATE RTE 5 AND 20

# MARKET AERIAL



# 4430 STATE RTE 5 & 20 CANANDAIGUA, NY



For all real estate inquiries please  
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