

# DEVELOPMENT OPPORTUNITY

3127 Chili Ave  
Rochester, NY 14624



RETAIL PROPERTY FOR SALE

**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)

**Joe Rowley, Jr.**  
585-820-3153 | [Joe@AnchorREA.com](mailto:Joe@AnchorREA.com)  
250 Mill St, Rochester, NY 14614  
[www.anchorrea.com](http://www.anchorrea.com)





# DEVELOPMENT OPPORTUNITY

3127 Chili Ave  
Rochester, NY 14624



## PROPERTY DESCRIPTION

This vacant free-standing building is located on the southside corner of Chili Avenue at Paul Road on 3.2 Acres with nearby access to Interstate 490. This building and lot has great visibility and is perfect for a high-traffic retail user and for professional or medical offices. The property can be subdivided for multiple tenants, or scraped and redeveloped for a new retail concept.

## LOCATION DESCRIPTION

Located at the intersections of Chili Ave. and Paul Road, less than a mile from I-490, this property is situated next to several Neighborhood Center shopping centers. South of Paul Road, there is a Target and Wegmans-anchored plaza with banking pad sites. To the West of Chili Ave., there is an Aldi and Big Lots-anchored center. QSRs in the area include Wendy's, Tim Hortons, Taco Bell, and McDonald's. Banks include M&T Bank, ESL Credit Union, Five Star Bank, Citizens Bank, KeyBank, Thompkins Bank of Castile, and Canandaigua National Bank & Trust. Other national retailers include Pet Supplies Plus, Monro, AutoZone, Valvoline, and Microtel Inn & Suites. Numerous local bars, restaurants, and retailers round out the commercial activity in the area.

## PROPERTY HIGHLIGHTS

- Owner/User or Redevelopment
- Vacant Building
- Great location for Carwash or QSR tenants
- Multiple curb cuts
- Corner lot

## OFFERING SUMMARY

Sale Price:	\$3,200,000
Lot Size:	3.2 Acres
Building Size:	14,820 SF

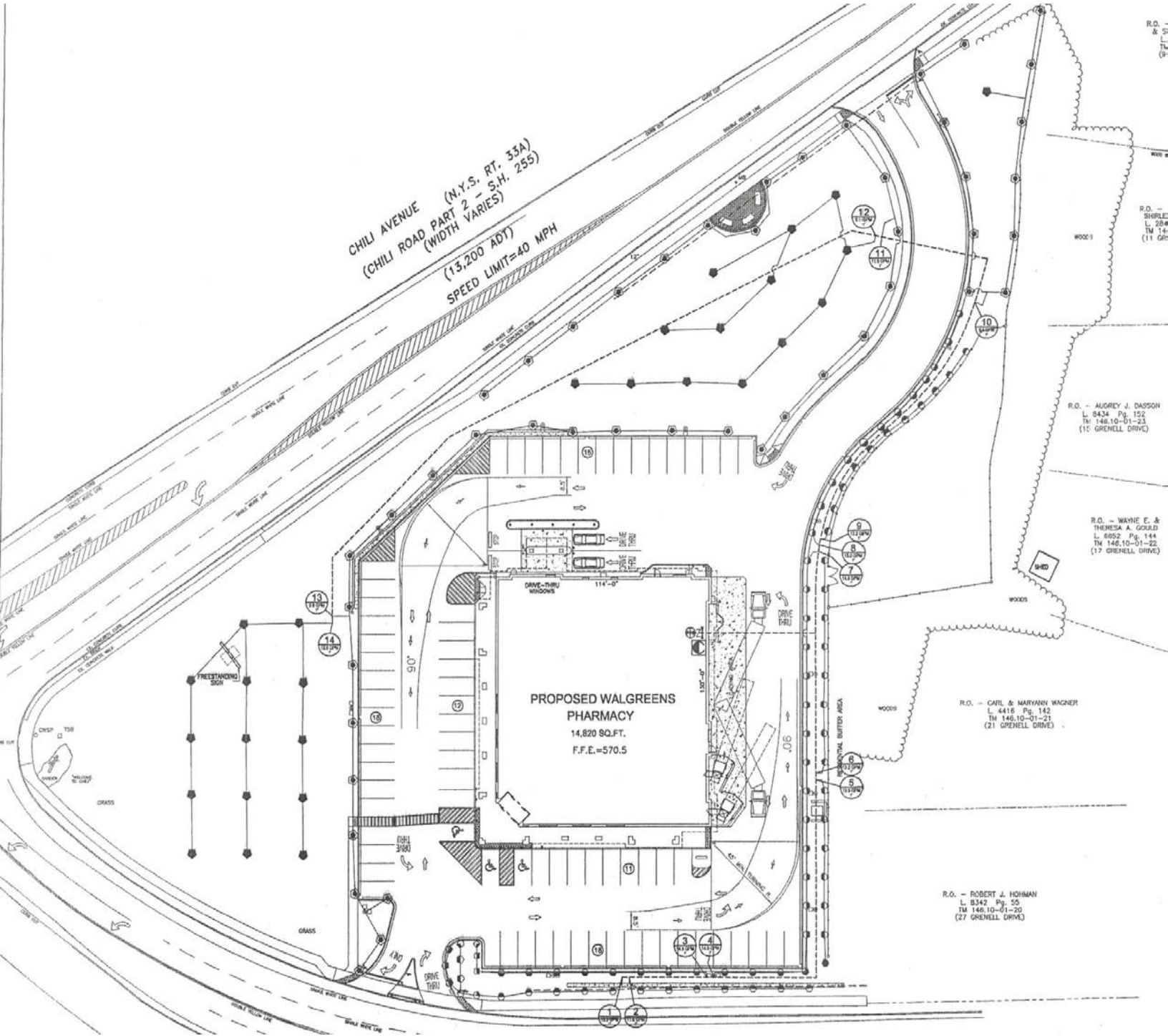
**Brian Donovan**  
716.998.2943 | brian@donovanres.com  
460 East Ave, Rochester, NY 14607  
www.donovanres.com

**Joe Rowley, Jr.**  
585-820-3153 | Joe@AnchorREA.com  
250 Mill St, Rochester, NY 14614  
www.anchorrea.com



# DEVELOPMENT OPPORTUNITY

3127 Chili Ave  
Rochester, NY 14624



**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)

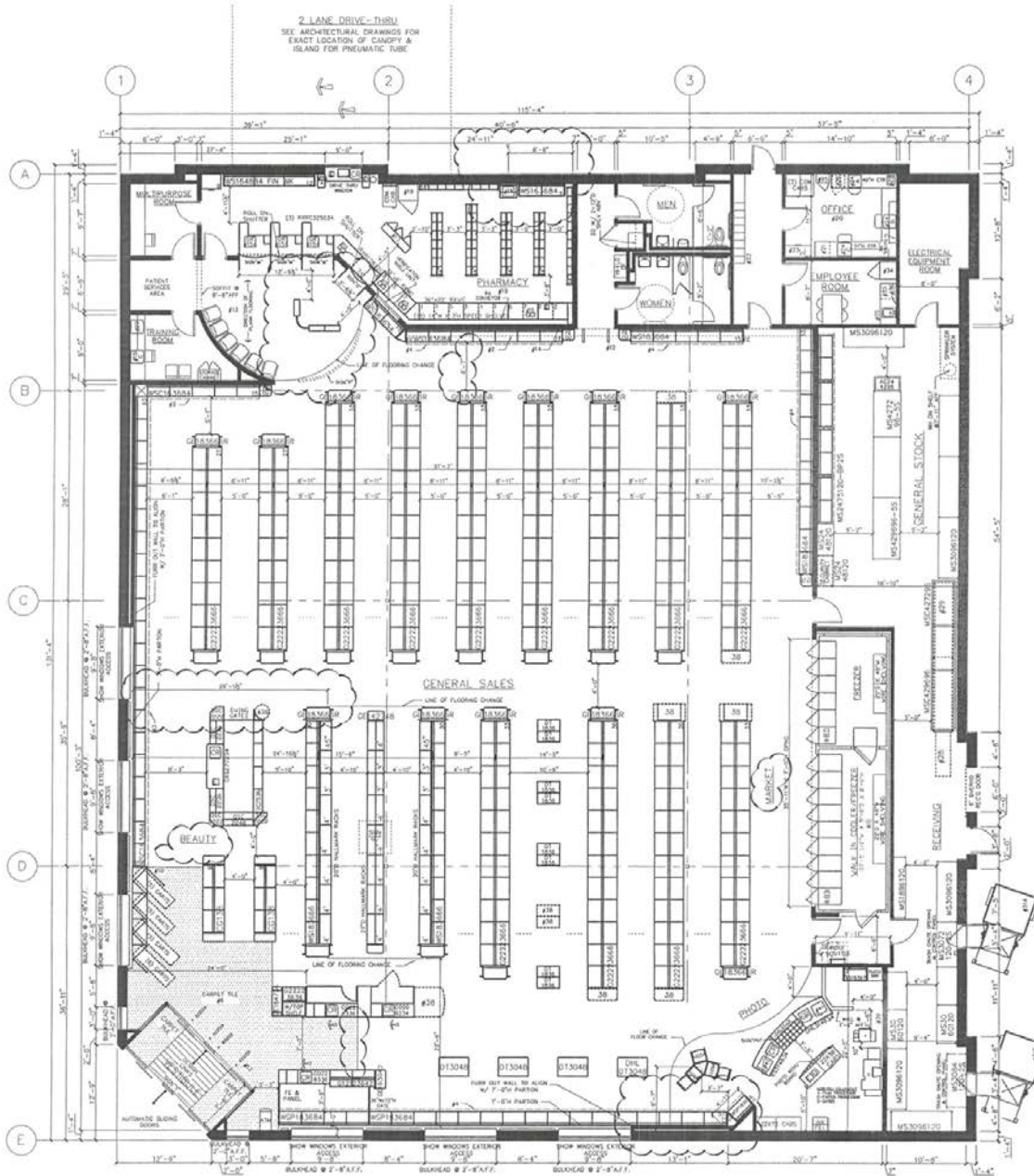
**Joe Rowley, Jr.**  
585-820-3153 | [Joe@AnchorREA.com](mailto:Joe@AnchorREA.com)  
250 Mill St, Rochester, NY 14614  
[www.anchorrea.com](http://www.anchorrea.com)





# DEVELOPMENT OPPORTUNITY

3127 Chili Ave  
Rochester, NY 14624



FOR REFERENCE ONLY: SEE CONTRACT DOCUMENTS FOR DETAILED SITE PLAN

TOTAL BY LINEAL FOOTAGE		1305 LN. FT.
PROGRAM SHELVING		57 LN. FT.
BEAUTY WALL SHELVING		78 LN. FT.
PROGRAM WALL SHELVING (BACK & SIDE WALL, RX SEATING)		78 LN. FT.
BACK GONDOLAS		570 LN. FT.
FRONT GONDOLAS		338 LN. FT.
ISLAND SHELVING		120 LN. FT.
BEAUTY GONDOLAS		36 LN. FT.
ISLANDS		20 LN. FT.
FREZZERS		11 LN. FT.

*ADA DOOR CLEARANCES	EXECUTIVE APPROVAL	DATE
	SENIOR VICE PRESIDENT FACILITIES DEVELOPMENT	
	SENIOR VICE PRESIDENT STORE OPERATIONS	
	VICE PRESIDENT STORE OPERATIONS	
	REVIEWED BY:	RS 9-25-07

\*ACCESSIBLE REQUIREMENTS MAY VARY WITH LOCAL JURISDICTIONS & APPROACH TO DOOR SWING

**Brian Donovan**  
716.998.2943 | brian@donovanres.com  
460 East Ave, Rochester, NY 14607  
www.donovanres.com

**Joe Rowley, Jr.**  
585-820-3153 | Joe@AnchorREA.com  
250 Mill St, Rochester, NY 14614  
www.anchorrea.com





# DEVELOPMENT OPPORTUNITY

3127 Chili Ave  
Rochester, NY 14624

**DONOVAN**  
REAL ESTATE SERVICES

**ANCHOR**  
Real Estate Advisors



**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)

**Joe Rowley, Jr.**  
585-820-3153 | [Joe@AnchorREA.com](mailto:Joe@AnchorREA.com)  
250 Mill St, Rochester, NY 14614  
[www.anchorrea.com](http://www.anchorrea.com)

**RETAIL** BROKERS NETWORK  
**ICSC**



# DEVELOPMENT OPPORTUNITY

3127 Chili Ave  
Rochester, NY 14624



**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)

**Joe Rowley, Jr.**  
585-820-3153 | [Joe@AnchorREA.com](mailto:Joe@AnchorREA.com)  
250 Mill St, Rochester, NY 14614  
[www.anchorrea.com](http://www.anchorrea.com)





# DEVELOPMENT OPPORTUNITY

3127 Chili Ave  
Rochester, NY 14624



**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)

**Joe Rowley, Jr.**  
585-820-3153 | [Joe@AnchorREA.com](mailto:Joe@AnchorREA.com)  
250 Mill St, Rochester, NY 14614  
[www.anchorrea.com](http://www.anchorrea.com)





# DEVELOPMENT OPPORTUNITY

3127 Chili Ave  
Rochester, NY 14624

**DONOVAN**  
REAL ESTATE SERVICES

**ANCHOR**  
Real Estate Advisors



**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)

**Joe Rowley, Jr.**  
585-820-3153 | [Joe@AnchorREA.com](mailto:Joe@AnchorREA.com)  
250 Mill St, Rochester, NY 14614  
[www.anchorrea.com](http://www.anchorrea.com)

**RETAIL** BROKERS  
NETWORK

**ICSC**



# DEVELOPMENT OPPORTUNITY

3127 Chili Ave  
Rochester, NY 14624



DEMOGRAPHICS	3 MI	5 MI	7 MI	12 MIN
<b>Population</b>				
<b>2022 Estimated Population</b>	<b>32,350</b>	<b>79,484</b>	<b>189,004</b>	<b>75,929</b>
2027 Projected Population	31,973	78,672	187,213	75,160
2020 Census Population	32,614	80,476	190,683	76,857
2010 Census Population	31,907	76,943	184,251	74,860
<b>2022 Median Age</b>	<b>43.2</b>	<b>39.3</b>	<b>37.1</b>	<b>39.9</b>
<b>Households</b>				
<b>2022 Estimated Households</b>	<b>13,552</b>	<b>30,636</b>	<b>73,567</b>	<b>29,526</b>
2027 Projected Households	13,376	30,256	72,729	29,167
2020 Census Households	13,647	31,008	74,197	29,811
2010 Census Households	12,784	29,135	69,879	28,672
<b>Race and Ethnicity</b>				
2022 Estimated White	77.0%	66.6%	54.9%	67.2%
2022 Estimated Black or African American	10.3%	12.2%	22.7%	12.2%
2022 Estimated Asian or Pacific Islander	3.9%	12.5%	11.6%	11.0%
2022 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%	0.3%
2022 Estimated Other Races	8.5%	8.5%	10.5%	9.3%
2022 Estimated Hispanic	5.7%	6.3%	9.0%	7.5%
<b>Income</b>				
2022 Estimated Average Household Income	\$92,941	\$82,276	\$70,810	\$80,856
<b>2022 Estimated Median Household Income</b>	<b>\$78,137</b>	<b>\$73,072</b>	<b>\$62,256</b>	<b>\$71,017</b>
2022 Estimated Per Capita Income	\$39,033	\$32,193	\$28,020	\$31,879
<b>Education (Age 25+)</b>				
2022 Estimated High School Graduate	22.7%	25.4%	26.5%	26.2%
2022 Estimated Some College	18.5%	18.5%	18.0%	18.1%
2022 Estimated Associates Degree Only	14.6%	13.9%	12.7%	14.1%
2022 Estimated Bachelors Degree Only	21.5%	20.7%	18.1%	19.8%
2022 Estimated Graduate Degree	16.5%	14.1%	13.2%	13.3%
<b>2022 Estimated College Degree</b>	<b>71.1%</b>	<b>67.2%</b>	<b>62.0%</b>	<b>65.3%</b>
<b>Business</b>				
2022 Estimated Total Businesses	742	2,251	6,181	2,346
<b>2022 Estimated Total Employees</b>	<b>12,701</b>	<b>41,744</b>	<b>120,069</b>	<b>39,322</b>
2022 Estimated Employee Population per Business	17.1	18.5	19.4	16.8
2022 Estimated Residential Population per Business	43.6	35.3	30.6	32.4

**Brian Donovan**  
716.998.2943 | brian@donovanres.com  
460 East Ave, Rochester, NY 14607  
www.donovanres.com

**Joe Rowley, Jr.**  
585-820-3153 | Joe@AnchorREA.com  
250 Mill St, Rochester, NY 14614  
www.anchorrea.com





# DEVELOPMENT OPPORTUNITY

3127 Chili Ave  
Rochester, NY 14624



FDIC Deposits 14624 ZIP Code	City, State	ZIP	Deposits (\$000) for June 30, 2023
<b>Bank of America, National Association</b>	<b>Charlotte, NC</b>		
100 Pixley Road	Rochester	14624	115,998
<b>Totals for Certificate Number 3510</b>	<b>1 Office(s)</b>		<b>115,998</b>
<b>Citizens Bank, National Association</b>	<b>Providence, RI</b>		
800 Paul Road	Rochester	14624	74,885
2042 Chili Avenue	Rochester	14624	54,082
2345 Buffalo Road	Rochester	14624	22,972
<b>Totals for Certificate Number 57957</b>	<b>3 Office(s)</b>		<b>151,939</b>
<b>Five Star Bank</b>	<b>Warsaw, NY</b>		
3177 Chili Avenue	Rochester	14624	42,118
<b>Totals for Certificate Number 659</b>	<b>1 Office(s)</b>		<b>42,118</b>
<b>Jpmorgan Chase Bank, National Association</b>	<b>Columbus, OH</b>		
2130 Chili Avenue	Rochester	14624	83,203
<b>Totals for Certificate Number 628</b>	<b>2 Office(s)</b>		<b>83,203</b>
<b>Keybank National Association</b>	<b>Cleveland, OH</b>		
1005 Elmgrove Road	Rochester	14624	69,952
3230 Chili Ave	Rochester	14624	70,374
<b>Totals for Certificate Number 17534</b>	<b>2 Office(s)</b>		<b>140,326</b>
<b>Manufacturers and Traders Trust Company</b>	<b>Buffalo, NY</b>		
3175 Chili Avenue	Rochester	14624	102,102
1955 Buffalo Road	Rochester	14624	101,388
<b>Totals for Certificate Number 588</b>	<b>2 Office(s)</b>		<b>203,490</b>
<b>The Bank of Castile</b>	<b>Castile, NY</b>		
3252 Chili Avenue	Rochester	14624	115,639
<b>Totals for Certificate Number 13292</b>	<b>1 Office(s)</b>		<b>179,610</b>
<b>The Canandaigua National Bank and Trust Company</b>	<b>Canandaigua, NY</b>		
3228 Chili Avenue	Rochester	14624	158,721
<b>Totals for Certificate Number 6985</b>	<b>1 Office(s)</b>		<b>158,721</b>
<b>Woodforest National Bank</b>	<b>The Woodlands, TX</b>		
2150 Chili Avenue	Rochester	14624	2,854
<b>Totals for Certificate Number 23220</b>	<b>1 Office(s)</b>		<b>2,854</b>

Brian Donovan  
716.998.2943 | brian@donovanres.com  
460 East Ave, Rochester, NY 14607  
www.donovanres.com

Joe Rowley, Jr.  
585-820-3153 | Joe@AnchorREA.com  
250 Mill St, Rochester, NY 14614  
www.anchorrea.com

