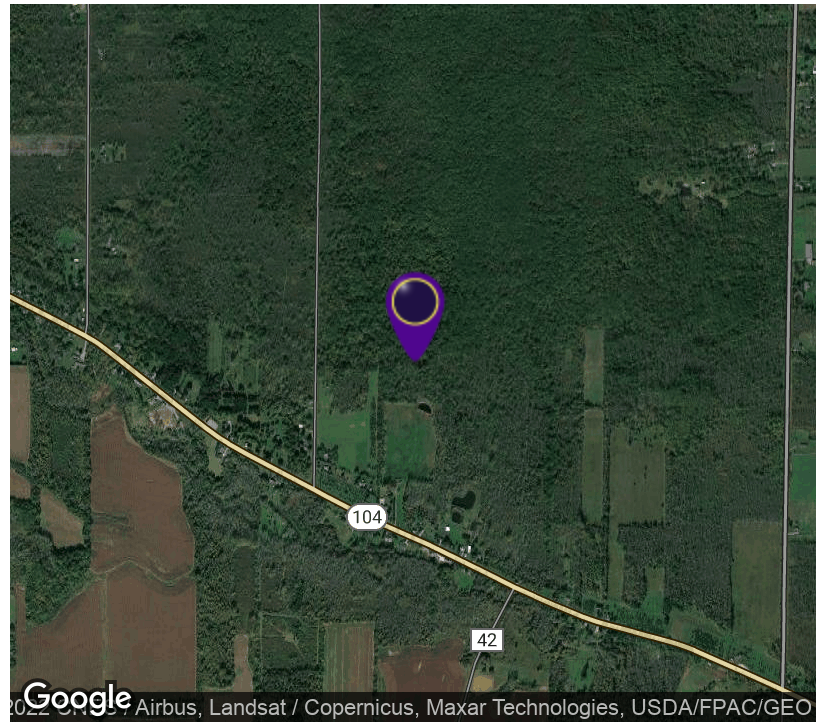


17071 Ridge Road

Holley, NY 14470



OFFERING SUMMARY

Sale Price: \$395,000

Lot Size: 54.0 Acres

Price / SF: \$0.17

PROPERTY OVERVIEW

Former Red Oaks Driving Range is situated on 54+/- acres of land on the northern side of Holly, NY. Opportunity for someone to take over existing business or redevelop the land entirely. The driving range has been operating up until the end of 2021 with major local support coming from schools, town events, and the surrounding community. The property's clubhouse is situated a few hundred feet off of the main road with all of the utilities including bathrooms. 14 +/- acres of land which has been cleared / maintained. The remaining land is natural woods. All of the equipment, business, goodwill are not included in the purchase price.

LOCATION OVERVIEW

Located on Route 104 just north of Holly, New York. Easily accessible to all of the surrounding towns as well as the Greater Rochester area.

PROPERTY HIGHLIGHTS

- 54+/- Acres of Land
- Former Red Oaks Driving Range
- Possible Redevelopment Site
- Easy Access to Surrounding Towns & Greater Rochester Area
- 14+/- Cleared Land



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ADDITIONAL PHOTOS

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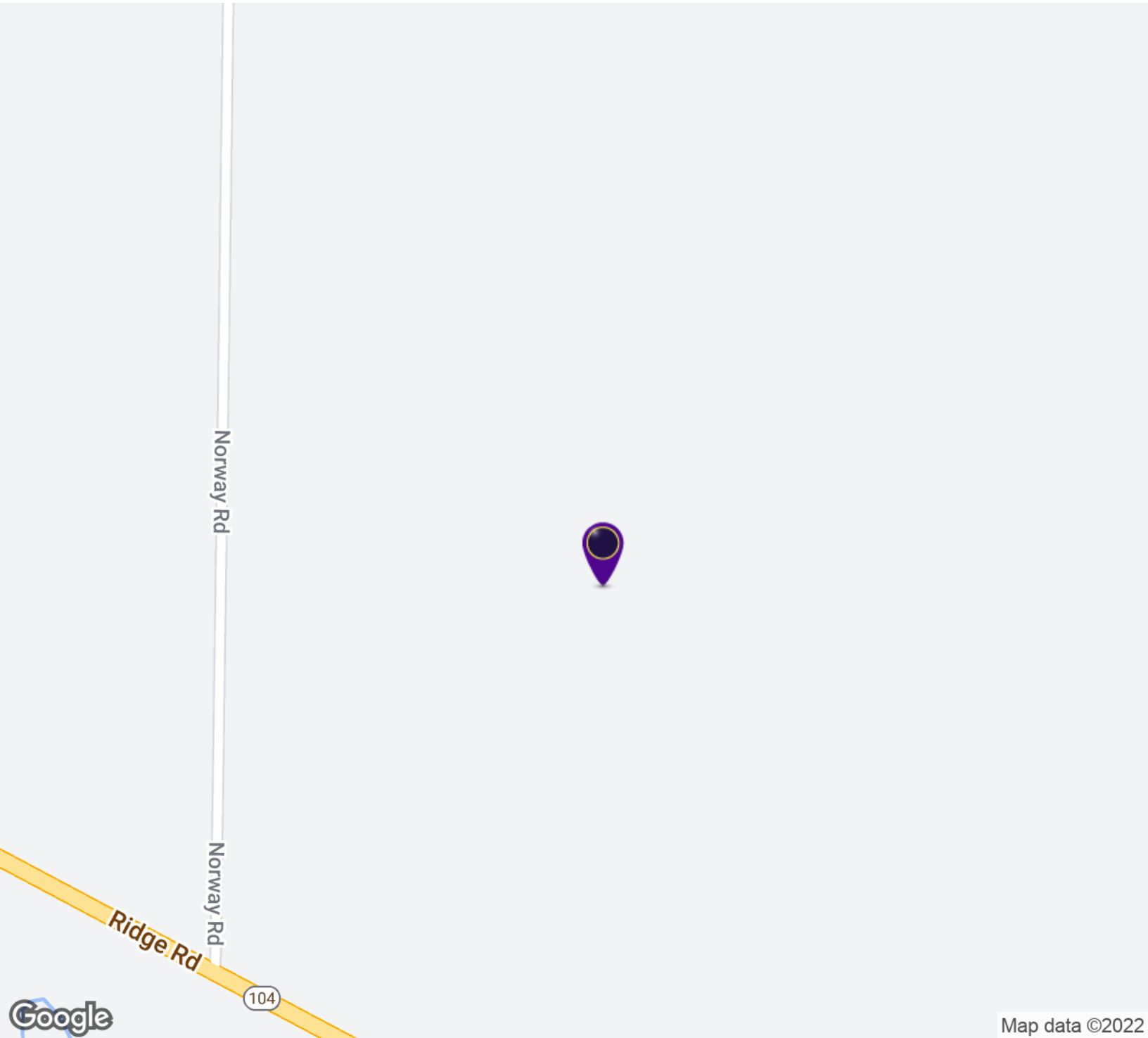


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LOCATION MAP

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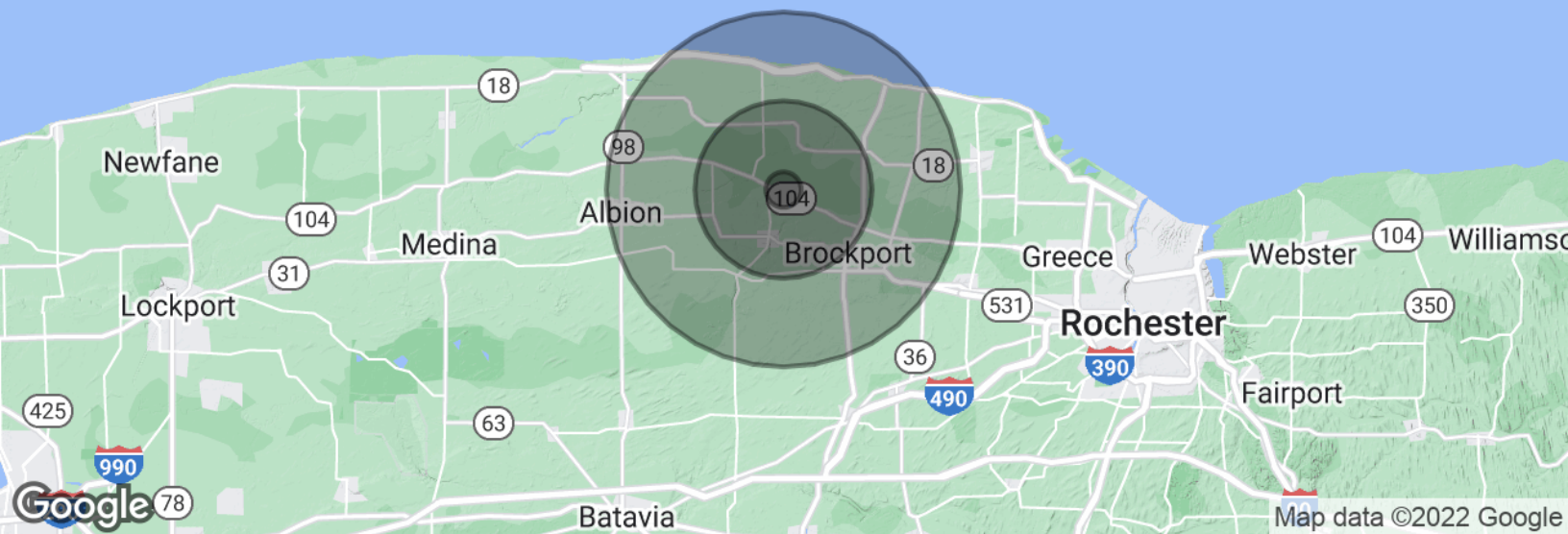


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	447	12,139	52,204
Average Age	40.7	39.8	38.0
Average Age (Male)	40.7	39.6	38.2
Average Age (Female)	40.7	39.7	37.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	181	4,469	18,651
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$56,529	\$63,156	\$64,527
Average House Value		\$116,840	\$127,425

* Demographic data derived from 2010 US Census



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