

# 6640 Routes 5 & 20, East Bloomfield



EXCLUSIVE AGENT

# David Young

LICENSED REAL ESTATE BROKER

Owner & Principal Broker  
Leader | The David Young Team





**RE: Exclusive Offering Memorandum**

**6640 Routes 5 & 20, East Bloomfield / 6640 Buffalo Rd, East Bloomfield**

The Young Agency is pleased to present a unique commercial real estate opportunity located in the Town of East Bloomfield, New York. This property combines excellent visibility, versatile use potential, and a strategic Finger Lakes-area location along a major New York State Route with a consistently high daily traffic count.

**Situated on approximately 5 acres, the parcel includes:**

- A single-family home, ideal for residential use, an on-site manager's residence, or office conversion
- A 3,200± square foot barn, offering abundant space for storage, production, or redevelopment
- Commercial zoning, providing flexibility for a range of business, retail, or mixed-use opportunities

**Location Highlights:**

- Conveniently located just a few miles from numerous area businesses and attractions
- Close proximity to several popular craft breweries and other regional destinations, drawing steady local and visitor traffic
- Easy access to surrounding towns and major transportation routes, making it well-suited for commercial, agricultural, or hospitality ventures

**Investment Highlights:**

- Prime frontage on a main NYS route with high visibility and traffic exposure
- Expansive acreage allowing for future expansion or redevelopment
- Rare combination of residential and commercial components in a growing Finger Lakes corridor

This property presents an outstanding opportunity for investors, business owners, or developers seeking a highly visible, adaptable site in one of the Finger Lakes region's most desirable commercial areas.

Please do not hesitate to reach out directly at **(315) 730-5881** or **DavidYoung@TYARealEstate.com** for further discussion. We look forward to working with you.

Sincerely,



**David W. Young**

Owner & Principal Broker | The Young Agency  
Leader | The David Young Team





# DAVID W. YOUNG

Owner & Principal Broker  
Leader | The David Young Team



(315) 730-5881



DavidYoung@TYARealEstate.com

Born and raised in Central New York, he has been passionate about sales and entrepreneurship since he was a child. Graduating from Mynderse Academy in Seneca Falls, he went on to study business at Cayuga Community College and SUNY Potsdam. David's entrepreneurial journey began at age nine when he would "borrow" vegetables from his parents' garden and sell them at his makeshift stand, "Dave's Veggies," marking the start of a lifelong career in sales. Even then, David dreamed of one day owning his own company, and he spent his childhood envisioning what he would build.

In 2001, while still attending college, David obtained his Real Estate Salesperson license and immediately made waves as one of the youngest and most successful agents in the region, working with prominent firms across New York State. His big break came in 2003 when he joined a large commercial brokerage under the mentorship of John Bouck in Auburn, who took David under his wing. John taught him everything about real estate, from appraisals to the intricacies of commercial properties. David often recalls sitting outside John's office, carefully listening to every word of his client calls, learning invaluable skills that would later set him apart in the industry. John's mentorship inspired David's unique style—a balanced approach to aggressive negotiation combined with attentive customer care.

In 2012, David fulfilled his dream by founding The Young Agency, a full-service real estate and property management firm. With a \$3,000 loan from his grandparents, he rented a small, 300-square-foot office near a machine shop and bought three real estate signs and a simple website. He launched the company solo, determined to make a mark on his hometown of Seneca Falls. Shortly after, his mother, MaryAnn, joined him as his first licensed agent, and together, they grew the agency. The Young Agency quickly gained traction and became one of the most recognizable brands in the Finger Lakes. By 2021, with business flourishing, David decided to split off the property management segment into a separate entity, Young Agency Property Management, LLC, which his wife, Jennifer, now operates fully.

David's expertise spans residential sales, complex commercial transactions, leasing, and property management, allowing him to offer clients a comprehensive approach to real estate. His knowledge of New York's real estate market equips clients with critical insights into property values, investment opportunities, and market trends, making him a trusted advisor to buyers and investors statewide. Over the years, David's hard work and success have earned him numerous accolades, including more than 20 Platinum Top Producer awards and the accomplishment of the largest industrial sale in New York State in 2015.

David has also established himself as a successful real estate investor, building a diverse portfolio of commercial and residential properties and helping countless investors find success with their own properties. His guidance has enabled many new investors to navigate the complexities of ownership and profitably to grow their portfolios.

Outside of his work, David treasures time with his wife, Jennifer, and their son, Sully. The Young family enjoys a peaceful life in the countryside, where they keep two horses and have ample space for their dog, Lacey, to roam. David is also an active member of his community and once served a role on several local boards, including the Auburn BID, IGNITE for Young Professionals, and the House of Concern, which provides essential services and support to local families in need.

David's genuine love for real estate, combined with his dedication to delivering the highest level of service, sets him apart. His passion, perseverance, and humility have been the foundation of his success, and his mentorship has inspired countless agents and clients alike. David believes in chasing one's dreams and giving back to the industry that helped him realize his own. He's excited for what the future holds and remains committed to reaching new heights in the ever-evolving world of real estate.



The Young Agency  
1126 Waterloo Geneva Rd  
Waterloo, NY 13165



This offering includes 5 acres of commercially zoned property featuring a 3,511 square foot single-family home with an in-law suite and a 3,200 square foot barn, ideally situated along high-traffic NYS Route 5&20, which sees an average of 9,230 vehicles pass by each day.



## THE HOME



4 - 5 BED



2 BATH

**& Studio In-Law Suite**



## THE BARN

Approximately  
3,200 SQ FT





# THE HOUSE

\$599,900

Built in 1856, this historic home offers timeless character and versatility. The property is currently configured as a three-unit residence, with one tenant occupying the in-law suite, another residing on the bottom floor, and a third tenant occupying the upstairs level. While the upstairs space does not include a kitchen, it is still occupied by a tenant, providing a steady income stream and excellent flexibility for investors or owner-occupants seeking additional rental potential.





# THE HOUSE - First Floor

\$599,900





# THE HOUSE - First Floor

\$599,900



# THE HOUSE - First Floor

\$599,900



With secured doors separating the upper and lower levels, and private entrances for each, the current owner has successfully maintained and rented the two units independently.



# THE HOUSE - Second Floor

\$599,900

While the second floor does not include a kitchen, the current tenant enjoys ample living space, a private entrance, and a dedicated bathroom.





# THE HOUSE - Second Floor

\$599,900





# In-Law Suite and Common Areas

\$599,900





# THE BARN

\$599,900

The property features an impressive barn totaling approximately 3,200 square feet, with each section measuring roughly 100 feet by 32 feet. This expansive structure offers exceptional space and versatility, ideal for storage, workshops, or a wide range of commercial or agricultural uses.





# THE BARN

\$599,900





# THE BARN

\$599,900





# The Land

\$599,900

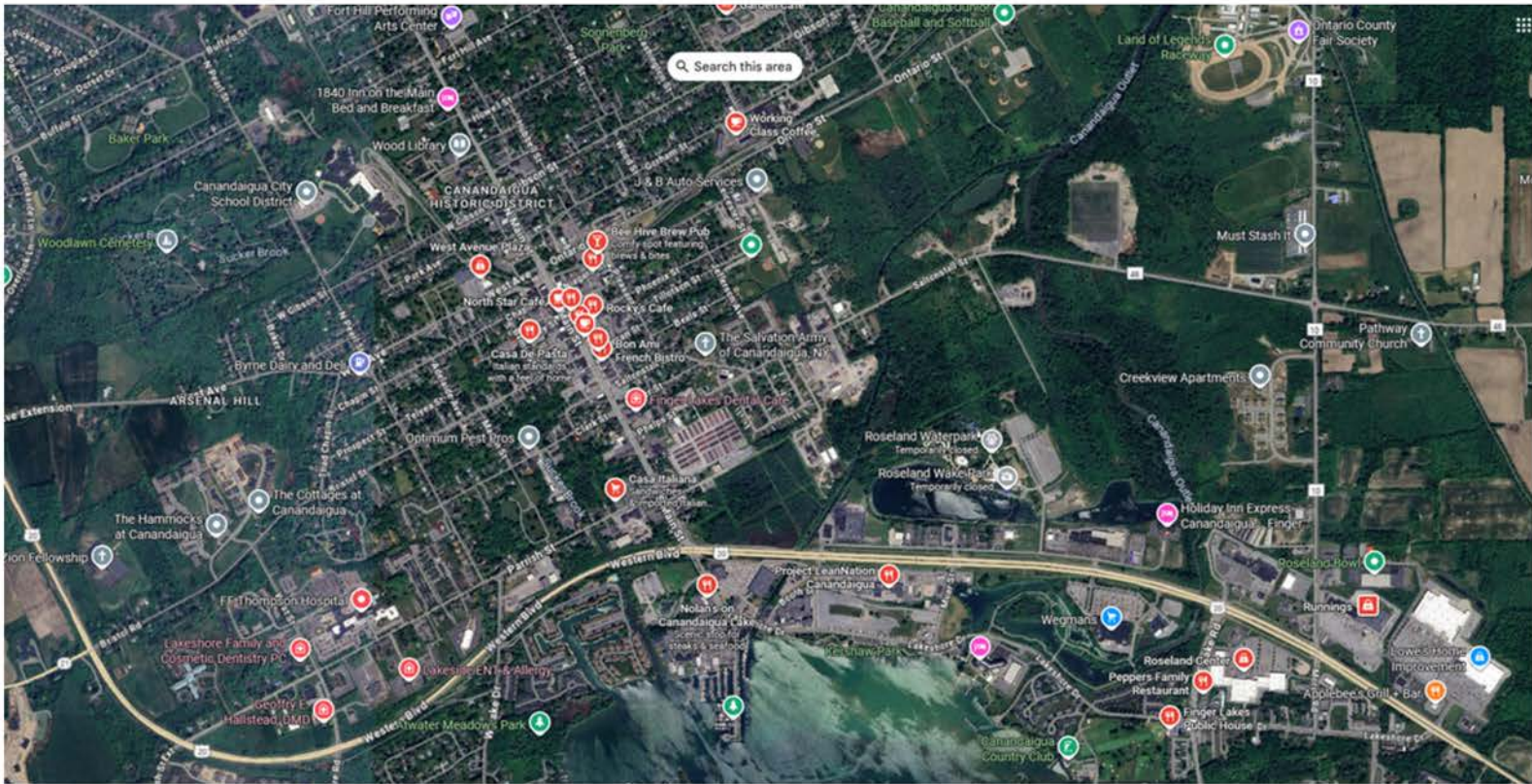
Situated on 5 acres of commercially zoned land, this property offers ample space and flexibility for a variety of uses.

The grounds feature two picturesque ponds, adding both visual appeal and a serene natural setting to this versatile investment opportunity.





# THE SURROUNDING AREA

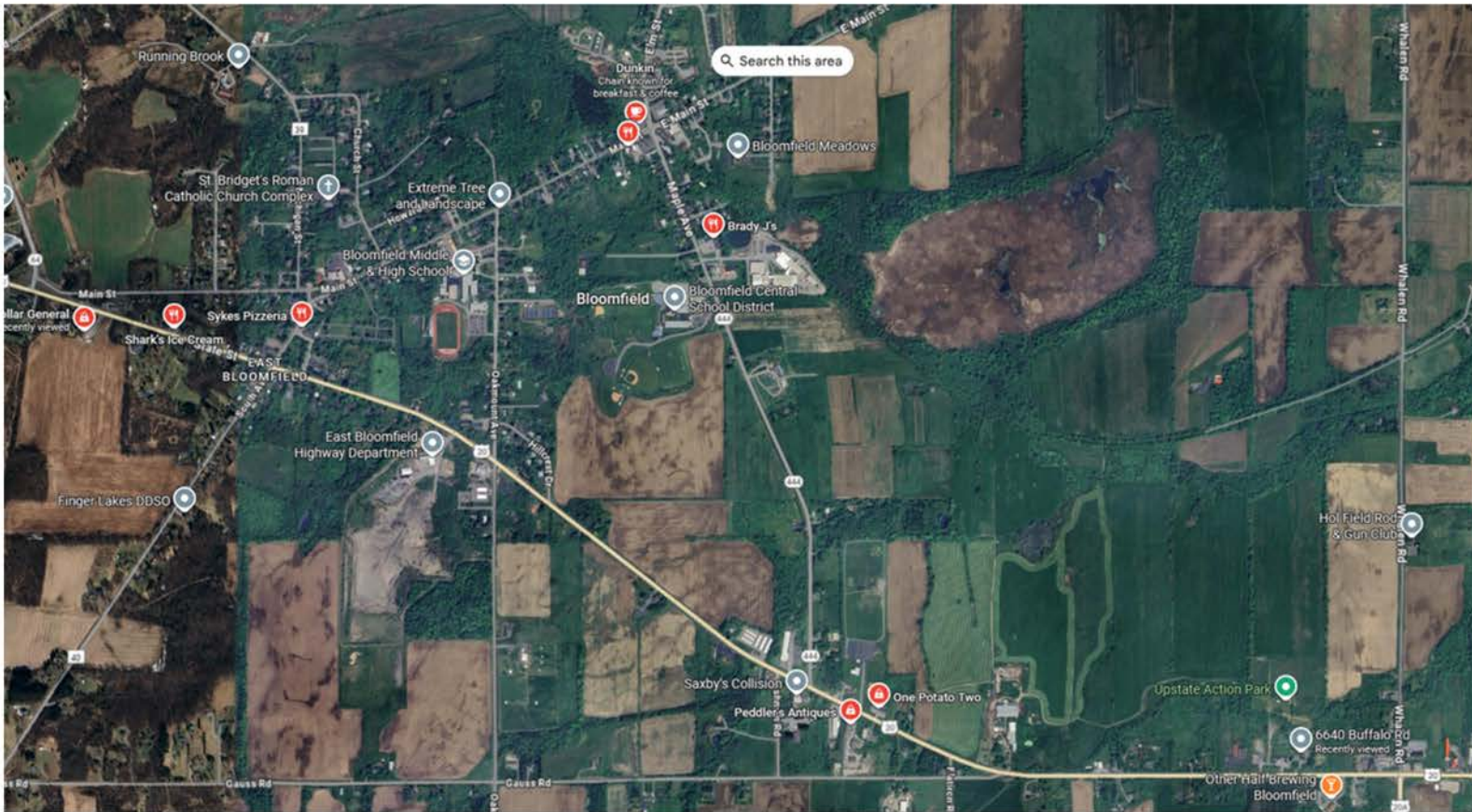


## Canandaigua, NY

Located just 6 miles from the property, Canandaigua, NY is a thriving city of over 10,000 residents, known for its vibrant mix of small businesses, national retailers, and diverse dining options. Situated on the northern shores of Canandaigua Lake, the city serves as a major hub for tourism, drawing visitors year-round with its waterfront attractions, festivals, and scenic Finger Lakes charm. This proximity offers excellent access to commerce, amenities, and a steady flow of regional traffic that supports both local business growth and investment potential.



# THE SURROUNDING AREA



## Bloomfield, NY

The property is conveniently located just a few miles from the villages of Bloomfield and East Bloomfield, which together have a population of approximately 5,000 residents. This growing community offers a well-rounded mix of amenities, including gas stations, local restaurants, popular craft breweries, and a variety of retail and service businesses that cater to both residents and visitors. The area's steady commercial activity and proximity to larger neighboring markets such as Canandaigua and Victor make it an attractive location for continued business growth and investment.



# AREA DEMOGRAPHICS - Canandaigua, NY

In 2023, Canandaigua, NY had a population of 10.5k people with a median age of 41.4 and a median household income of \$63,268. Between 2022 and 2023 the population of Canandaigua, NY declined from 10,562 to 10,542, a -0.189% decrease and its median household income grew from \$59,144 to \$63,268, a 6.97% increase.

**POPULATION:** 10,542

**MEDIAN AGE:** 41.4 Years Old

**EMPLOYED POPULATION:** 5,424

The median property value in Canandaigua, NY was \$218,300 in 2023, which is 0.72 times smaller than the national average of \$303,400. Between 2022 and 2023 the median property value increased from \$212,600 to \$218,300, a 2.68% increase. The homeownership rate in Canandaigua, NY is 48.5%, which is lower than the national average of 65%.

**MEDIAN PROPERTY VALUE:** \$218,300

**MEDIAN PROPERTY TAXES:** \$2,436

**RENT VS. OWN:** 48.5% Own Homes

In 2023, the median household income of the 5.02k households in Canandaigua, NY grew to \$63,268 from the previous year's value of \$59,144.

**MEDIAN HOUSEHOLD INCOME:** \$63,268



# AREA DEMOGRAPHICS - Bloomfield, NY

In 2023, Bloomfield, NY had a population of 1.28k people with a median age of 47.5 and a median household income of \$79,167. Between 2022 and 2023 the population of Bloomfield, NY declined from 1,362 to 1,281, a -5.95% decrease and its median household income declined from \$86,809 to \$79,167, a -8.8% decrease.

**POPULATION:** 1,281

**MEDIAN AGE:** 47.5 Years Old

**EMPLOYED POPULATION:** 743

The median property value in Bloomfield, NY was \$173,600 in 2023, which is 0.572 times smaller than the national average of \$303,400. Between 2022 and 2023 the median property value increased from \$167,400 to \$173,600, a 3.7% increase. The homeownership rate in Bloomfield, NY is 73.6%, which is higher than the national average of 65%.

**MEDIAN PROPERTY VALUE:** \$173,600

**MEDIAN PROPERTY TAXES:** \$430

**RENT VS. OWN:** 73.6% Own Homes

In 2023, the median household income of the 584 households in Bloomfield, NY declined from \$79,167 from the previous year's value of \$86,809.

**MEDIAN HOUSEHOLD INCOME:** \$79,167



# AREA DEMOGRAPHICS - East Bloomfield, NY

East Bloomfield is located in Ontario County, New York. East Bloomfield has a 2025 population of 3,561. East Bloomfield is currently declining at a rate of -0.7% annually and its population has decreased by -2.17% since the most recent census, which recorded a population of 3,640 in 2020.

**POPULATION:** 3,561

**MEDIAN AGE:** 47.9 Years Old

The median property value in Bloomfield, NY was \$173,600 in 2023, which is 0.572 times smaller than the national average of \$303,400. Between 2022 and 2023 the median property value increased from \$167,400 to \$173,600, a 3.7% increase. The homeownership rate in Bloomfield, NY is 73.6%, which is higher than the national average of 65%.

**MEDIAN PROPERTY VALUE:** \$207,700

East Bloomfield's average per capita income is \$46,350. Household income levels show a median of \$83,375. The poverty rate stands at 3.72%.

**MEDIAN HOUSEHOLD INCOME:** \$97,965



# AREA DEMOGRAPHICS - Ontario County

In 2023, Ontario County, NY had a population of 112k people with a median age of 43.9 and a median household income of \$79,814. Between 2022 and 2023 the population of Ontario County, NY grew from 112,288 to 112,405, a 0.104% increase and its median household income grew from \$76,603 to \$79,814, a 4.19% increase.

**POPULATION:** 112,405

**MEDIAN AGE:** 43.9 Years Old

**EMPLOYED POPULATION:** 54,588

The median property value in Ontario County, NY was \$202,900 in 2023, which is 0.669 times smaller than the national average of \$303,400. Between 2022 and 2023 the median property value increased from \$192,800 to \$202,900, a 5.24% increase. The homeownership rate in Ontario County, NY is 72.8%, which is higher than the national average of 65%.

**MEDIAN PROPERTY VALUE:** \$202,900

**MEDIAN PROPERTY TAXES:** \$34,718

**RENT VS. OWN:** 72.8% Own Homes

In 2023, the median household income of the 47.7k households in Ontario County, NY grew to \$79,814 from the previous year's value of \$76,603.

**MEDIAN HOUSEHOLD INCOME:** \$79,814





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