

RETAIL W/ DRIVE-THRU

4617 Lake Road
Brockport, NY 14420



RETAIL PROPERTY FOR LEASE



Brian Donovan
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LOCATION DESCRIPTION

The available building is located in Brockport, NY, which is 20 miles west of Rochester, NY. Brockport is also home to SUNY Brockport, with over 8,000 students and 750 staff and faculty. The available building is on Lake Road/NY-19, the major north-south road in Brockport, and connects the commercial trade area of Brockport to the residential portion. NY-19 also intersects NY-31, one of the two major east-west roads that commuters and travelers use. Major retailers in the area include Wegmans, Walmart, TJ Maxx, Big Lots, Harbor Freight, Tractor Supply Co., Taco Bell, McDonald's, Wendy's, KFC, Dunkin Donuts, Tim Hortons, AutoZone, Firestone, and CVS. Several banks are in the area as well, including Citizens Bank, M&T Bank, ESL Credit Union, and Canandaigua National Bank & Trust.

PROPERTY DESCRIPTION

Located in a college town that recently opted in to legal cannabis sale and consumption, this former bank branch with two drive-thru lanes is currently available. The tenant in the building is on a month-to-month lease, and the landlord is looking for a long term, stable tenant.

The property features a two story cobblestone structure and single story brick structure on 0.81 acres with plenty of parking, as well as a drive-thru. The Landlord would consider a ground lease as well for credited tenants. Located within a mile from SUNY Brockport and Wegmans on Route 31, this property is just off the main intersection and less than a quarter mile from the main retail traffic generators (Wegmans, TJ Maxx, Big Lots, Tractor Supply Co.) in the town of Brockport.

PROPERTY HIGHLIGHTS

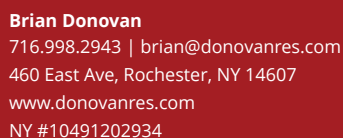
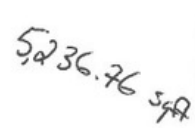
- Drive-thru
- Large parking field
- Part of Brockport's main retail corridor
- Multiple big-box retailers create large expanded draw for trade area



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DEMOGRAPHICS	3 MI	5 MI	7 MI
Population			
2022 Estimated Population	15,811	24,651	38,664
2027 Projected Population	15,669	24,396	38,237
2020 Census Population	15,954	24,927	38,923
2010 Census Population	16,614	25,691	39,789
2022 Median Age	36.3	38.5	39.9
Households			
2022 Estimated Households	6,044	9,546	14,956
2027 Projected Households	5,971	9,387	14,695
2020 Census Households	6,098	9,649	15,042
2010 Census Households	5,838	9,247	14,474
Race and Ethnicity			
2022 Estimated White	74.1%	79.2%	82.6%
2022 Estimated Black or African American	4.3%	3.5%	3.2%
2022 Estimated Asian or Pacific Islander	13.4%	8.9%	6.0%
2022 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
2022 Estimated Other Races	8.0%	8.1%	7.8%
2022 Estimated Hispanic	6.1%	5.8%	5.4%
Income			
2022 Estimated Average Household Income	\$72,243	\$80,433	\$87,359
2022 Estimated Median Household Income	\$55,565	\$60,590	\$65,656
2022 Estimated Per Capita Income	\$28,339	\$31,623	\$34,135
Education (Age 25+)			
2022 Estimated High School Graduate	29.0%	30.2%	30.8%
2022 Estimated Some College	14.4%	16.4%	17.7%
2022 Estimated Associates Degree Only	12.0%	12.9%	13.4%
2022 Estimated Bachelors Degree Only	20.6%	17.8%	17.0%
2022 Estimated Graduate Degree	17.4%	15.5%	14.5%
2022 Estimated College Educated	64.4%	62.6%	62.6%
Business			
2022 Estimated Total Businesses	470	614	799
2022 Estimated Total Employees	6,848	8,159	9,584
2022 Estimated Employee Population per Business	14.6	13.3	12.0
2022 Estimated Residential Population per Business	33.6	40.2	48.4



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