

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', 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

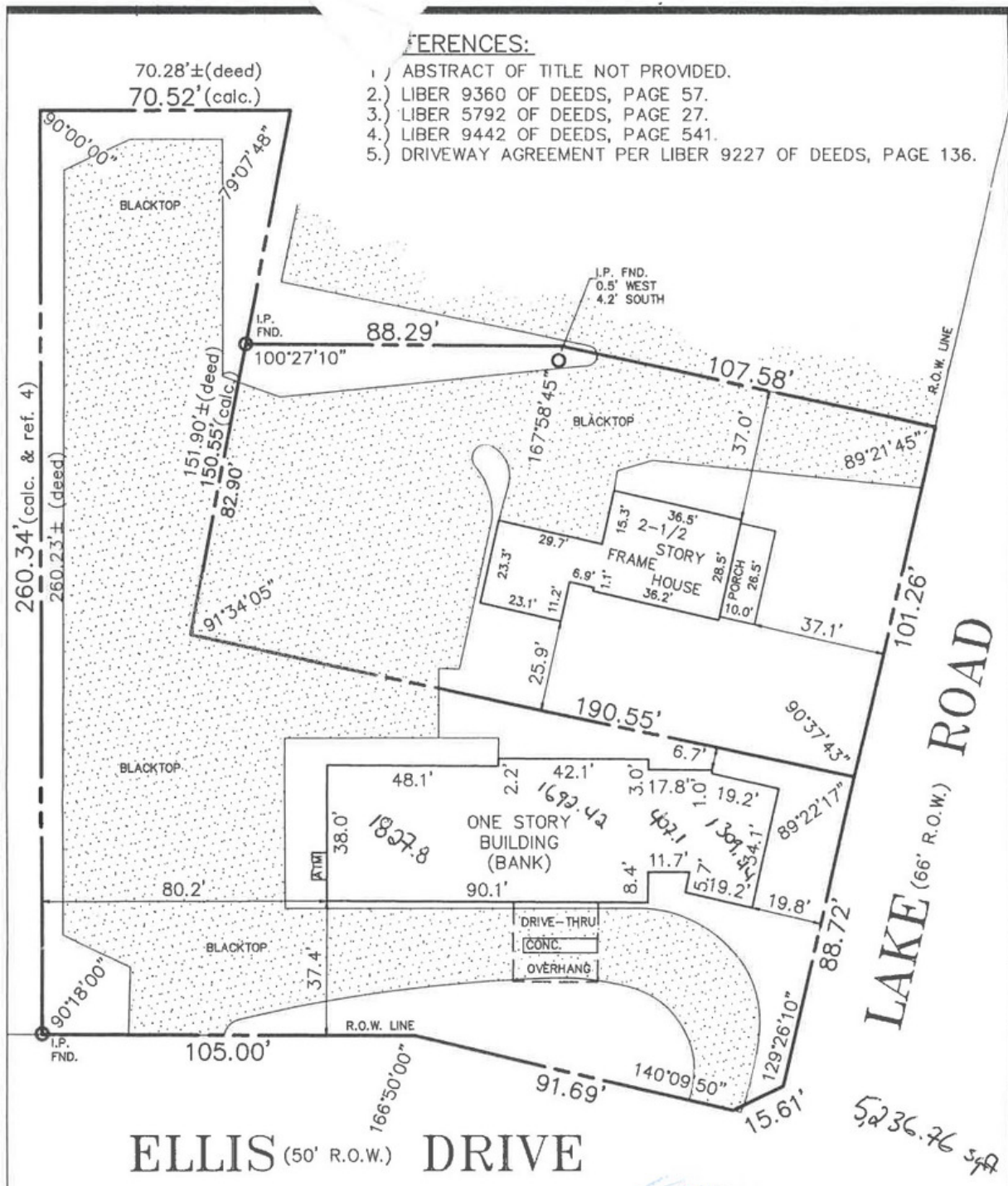


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		3 MILE	5 MILE	7 MILE
POPULATION	2022 Estimated Population	15,811	24,651	38,664
	2027 Projected Population	15,669	24,396	38,237
	2020 Census Population	15,954	24,927	38,923
	2010 Census Population	16,614	25,691	39,789
	2022 Median Age	36.3	38.5	39.9
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
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	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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