



FOR LEASE

# Development / Build to Suit

1798 Penfield Rd, Penfield, NY 14526

eXp Commercial | 165 Broadway Suite 23rd Floor | New York, NY 10006 |

**Michael Conroy**

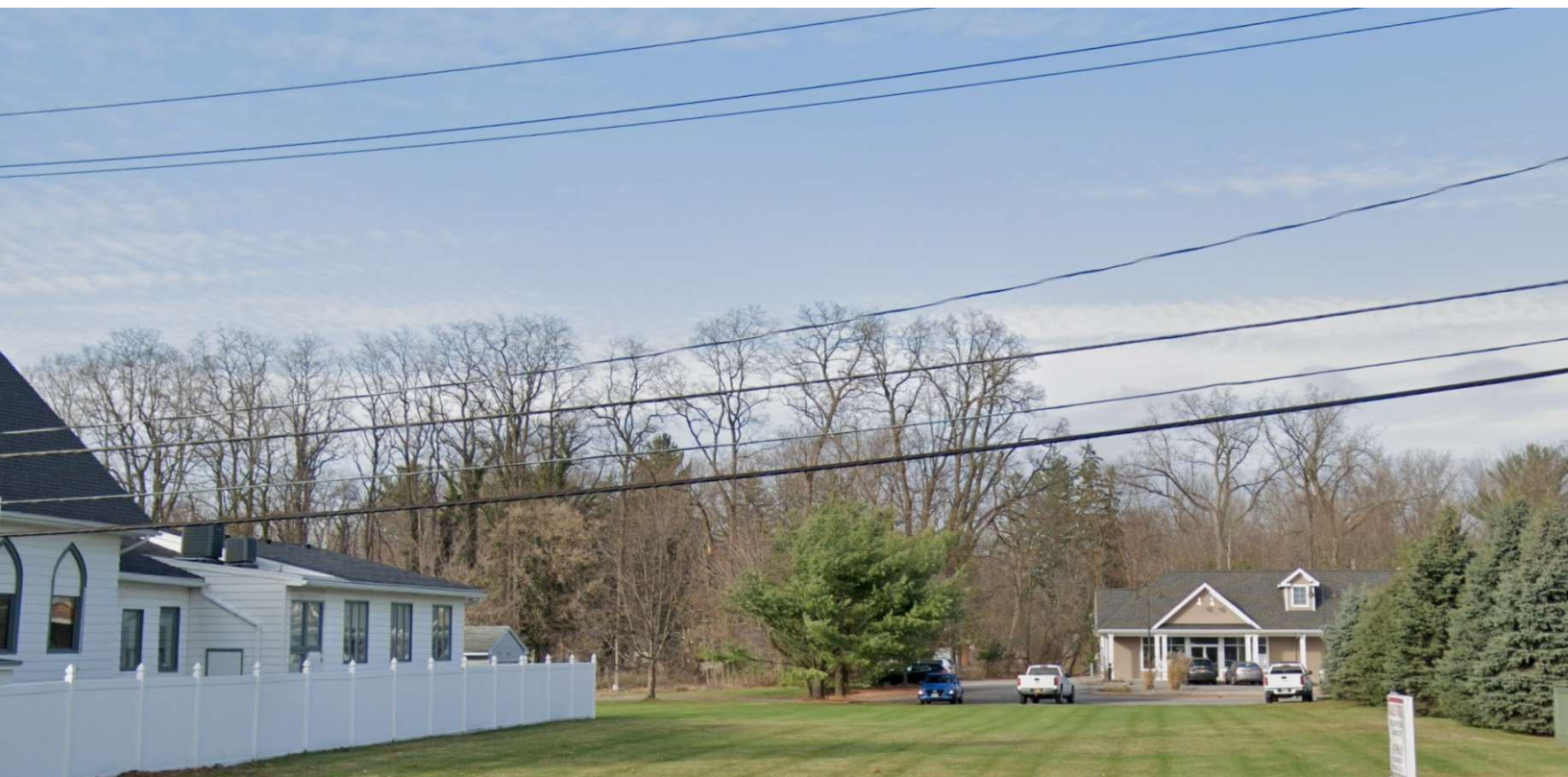
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## Offering Summary

Sale Price:	\$750,000
Lease Rate:	Negotiable
Available SF:	0.66 Acres
Lot Size:	0.66 Acres
Zoning:	FC-4 Corners Penfield
Market:	Rochester
Submarket:	Penfield
Traffic Count:	32,641

## Property Overview

FOR LEASE Development / Build to Suit 1798 Penfield Rd, Penfield, NY 14526 Introducing a prime commercial opportunity in Penfield, NY! Located on a .66-acre lot with exceptional visibility, this property is available for sale or lease. The price is negotiable, and the owner is open to build-to-suit or land lease options. Situated within the highly desired four corners district, this versatile space offers immense potential for a variety of business, retail, or office uses, subject to town approval. Boasting a high traffic count of 32,641 AADT, this property captures the attention of passersby daily. The lot enjoys frontage on Rt. 441, with convenient access to the right-of-way at the rear to Five Mile Line Rd. Utilities are already on-site, streamlining the development process. Don't miss your chance to secure a strategic location in the heart of Penfield's bustling market.

## Property Highlights

- Penfield 4 Corners
- High Traffic Counts
- Great Visibility
- Utilities on Site

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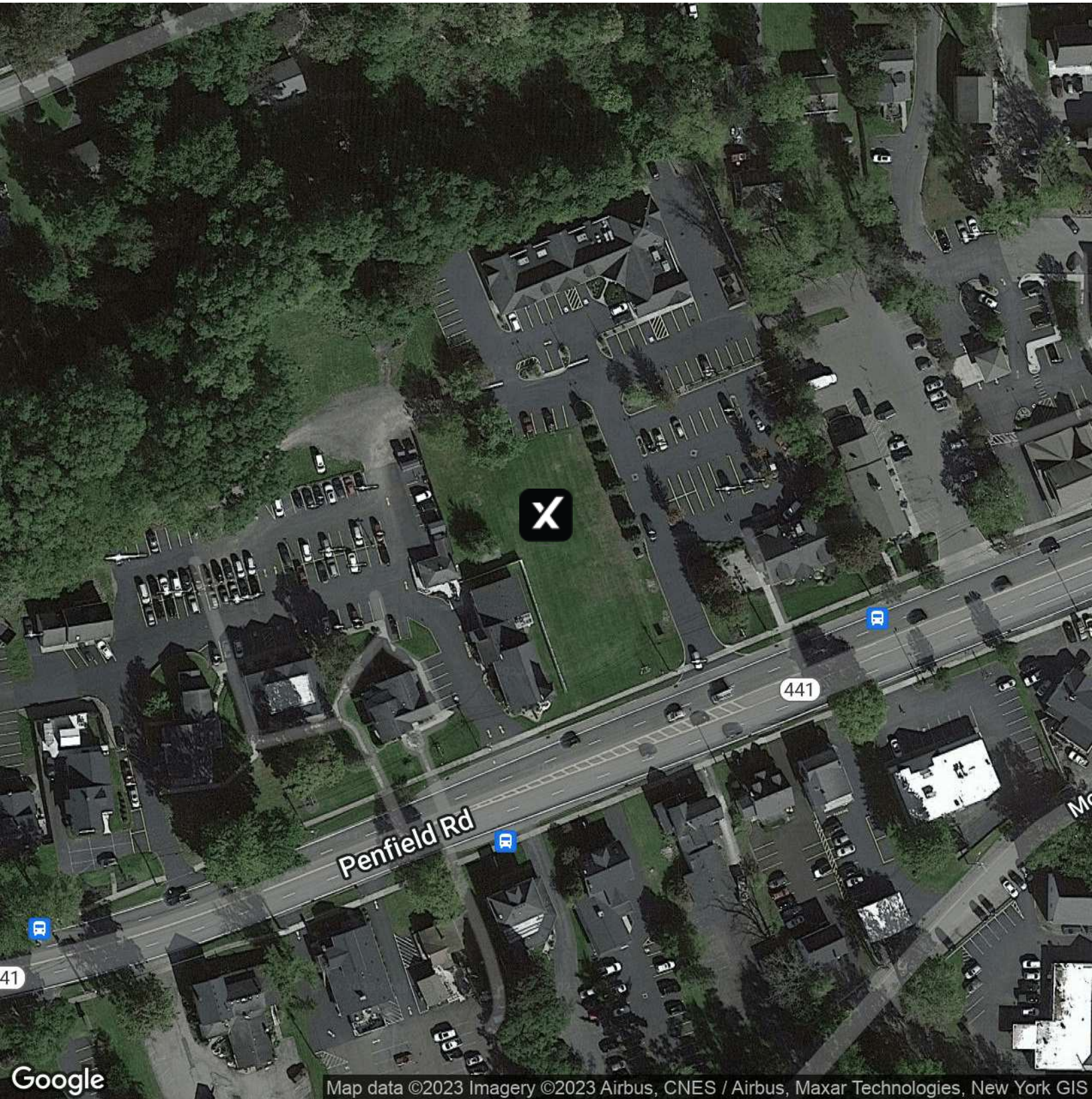
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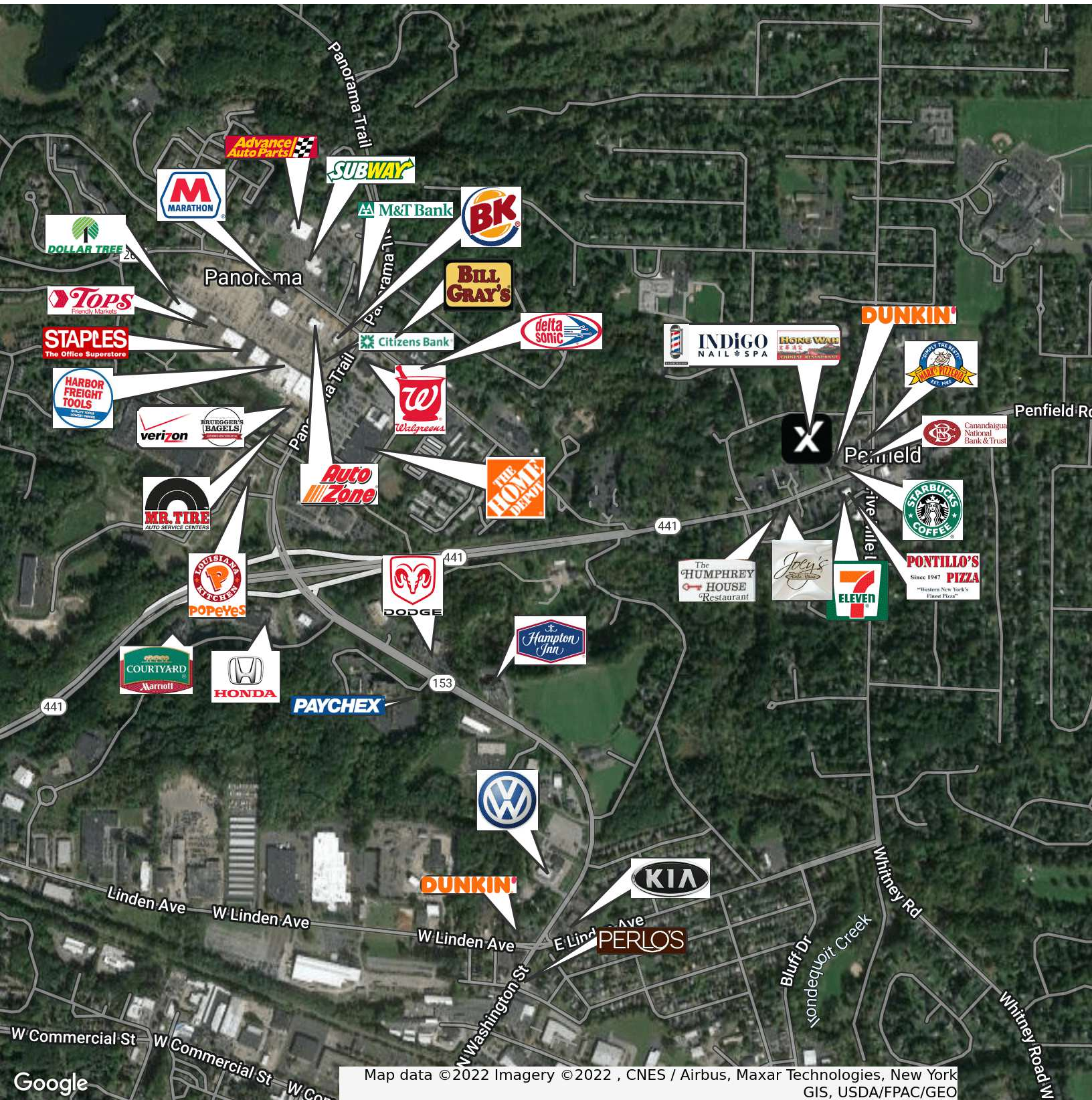
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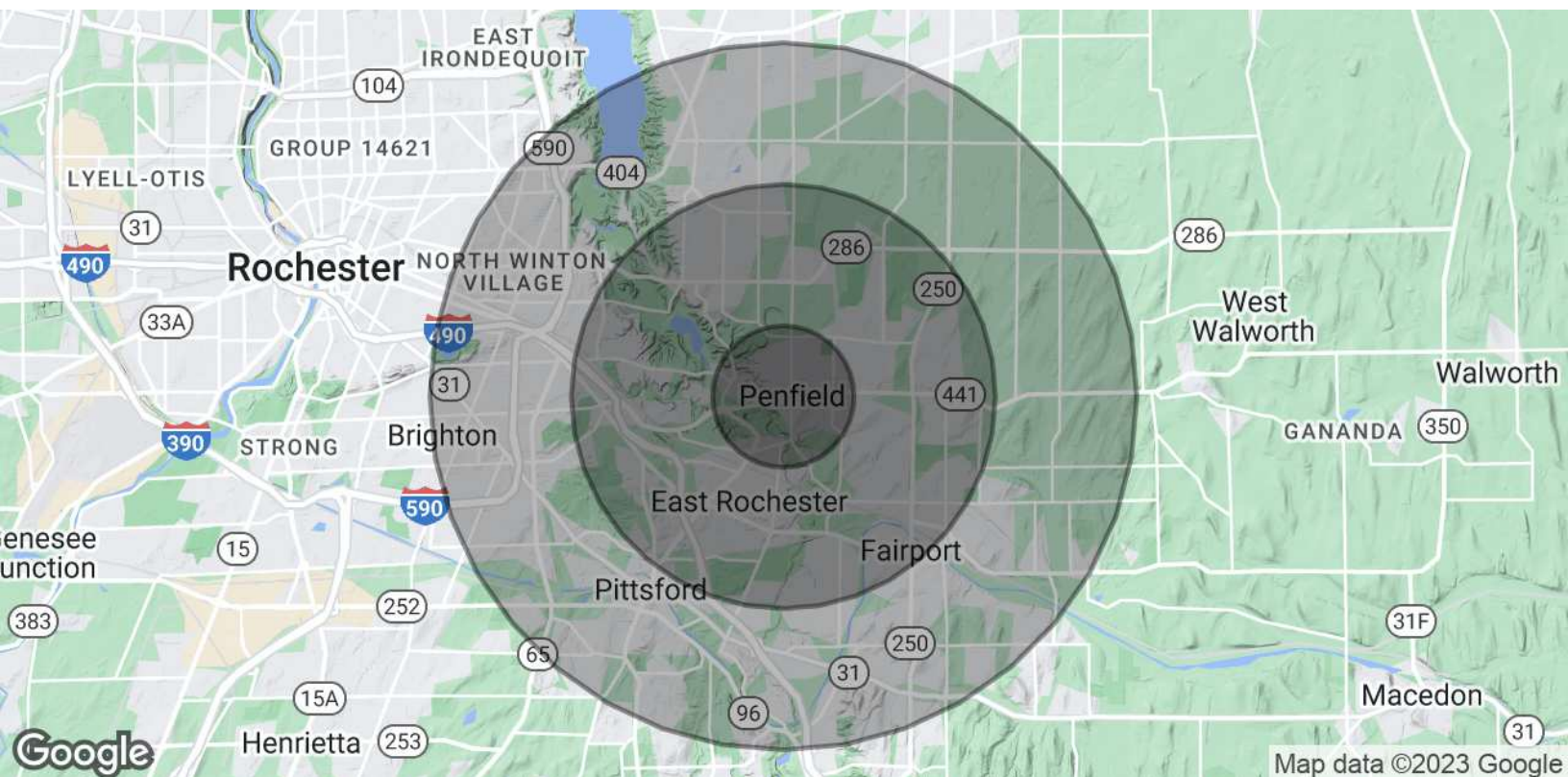
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Population	1 Mile	3 Miles	5 Miles
Total Population	6,502	51,792	128,038
Average Age	41.6	42.3	43.0
Average Age (Male)	40.4	40.9	41.6
Average Age (Female)	42.6	43.4	44.4
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,819	21,366	52,067
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$68,125	\$79,226	\$89,760
Average House Value	\$188,844	\$180,945	\$204,839

\* Demographic data derived from 2020 ACS - US Census

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