



# Land Lease / Development / Build to Suit

2240 Penfield Rd., Penfield, NY 14526



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

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FOR LEASE

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## Offering Summary

Sale Price:	\$750,000
Lease Rate:	\$79,900.00 per year (NNN)
Lot Size:	1.62 Acres
Zoning:	LB-Limited Business District
Market:	Rochester
Submarket:	Penfield
Traffic Count:	12,162

## Property Overview

Land Lease / Development / Build to Suit Located at 2240 Penfield Rd., Penfield, NY 14526, this versatile property offers a prime opportunity for retail, office, mixed-use, or residential development. With a total lot size of 1.62 acres, it is ideally situated near the intersection of 441 and 250, in the heart of Penfield's bustling community. This property stands out due to its strategic location within a densely populated residential area, providing a built-in customer base. It is conveniently close to shopping centers and other retailers, ensuring a steady flow of foot traffic. Offering exceptional potential, the lot is zoned as LB-Limited Business District and offers utilities on-site. 2240 Penfield Rd is a rare find in a desirable location, making it an attractive investment opportunity.

## Property Highlights

- Great For Retail, Office, Mixed-Use, or Residential
- Prime Penfield Location
- Densely Populated Residential Surrounding Area
- Utilities on Site

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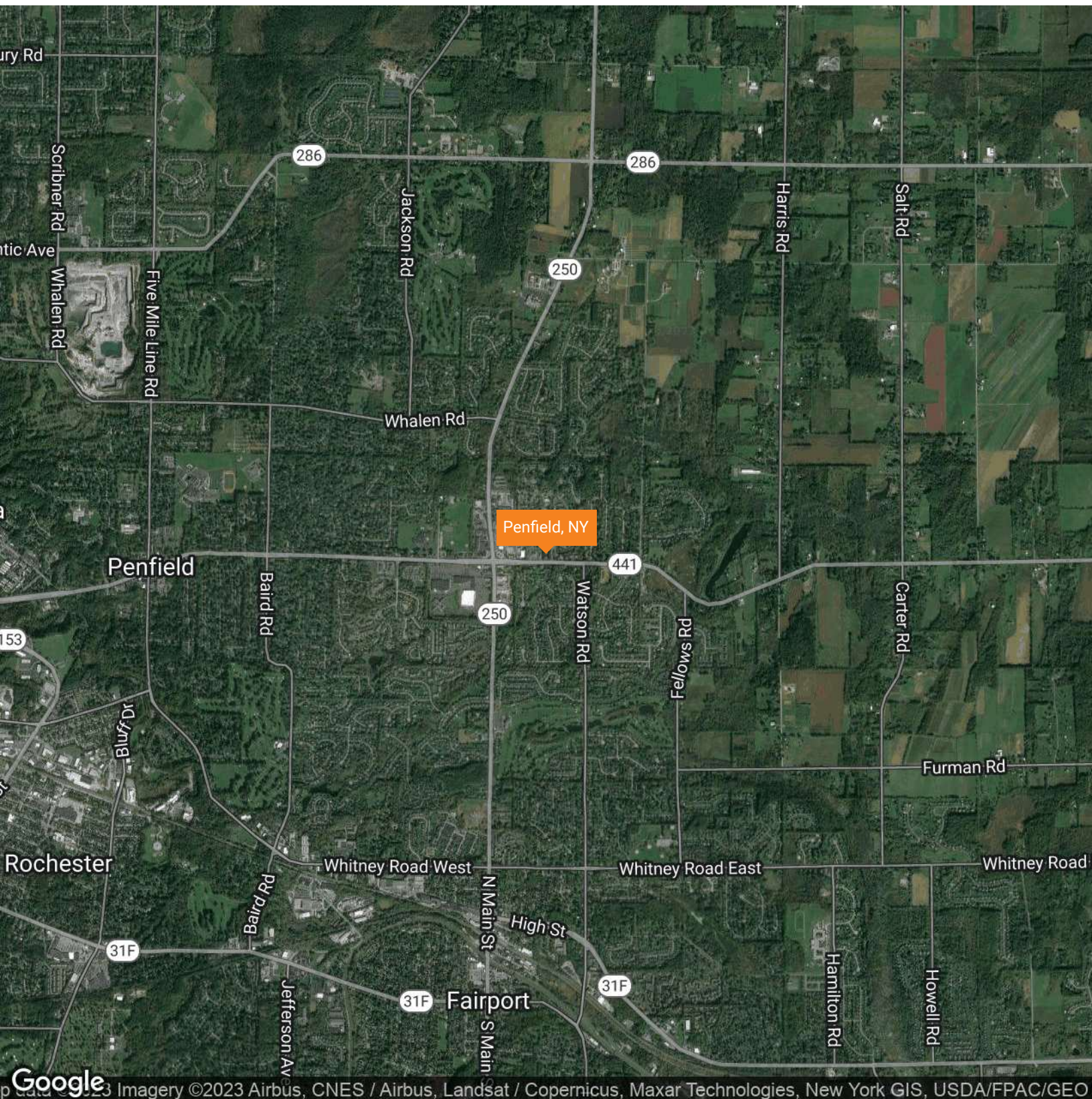
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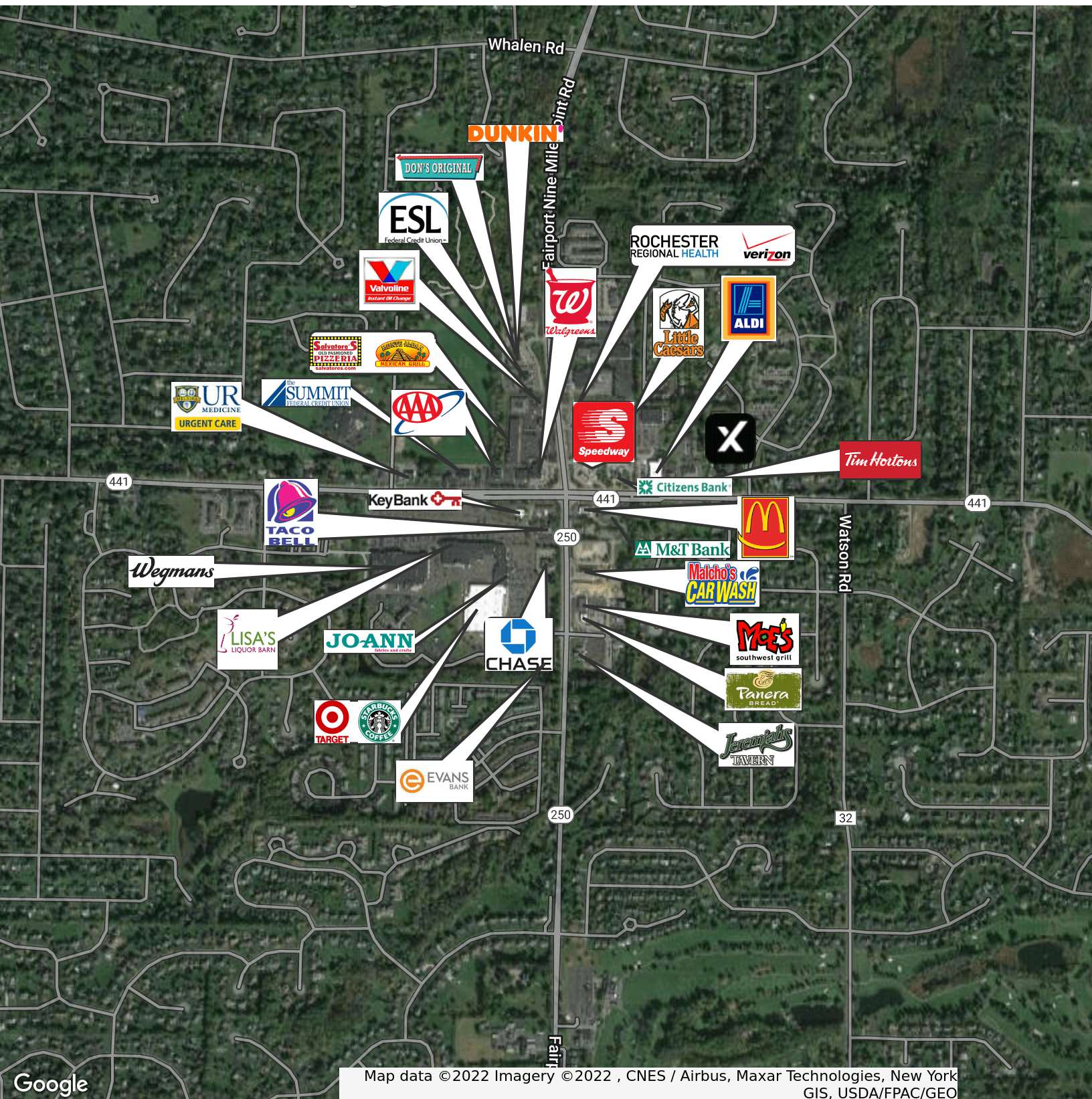
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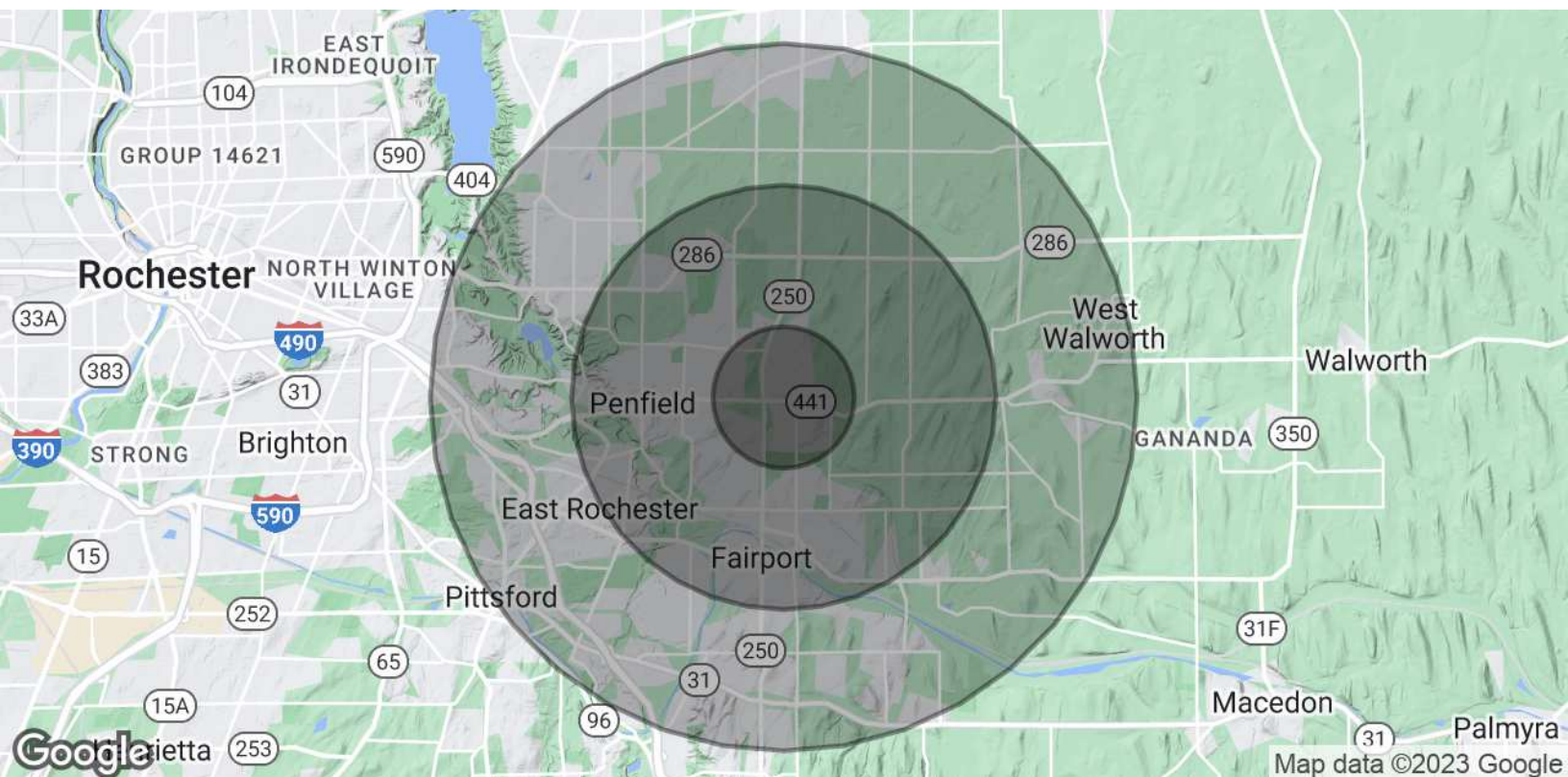
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Population	1 Mile	3 Miles	5 Miles
Total Population	3,882	38,218	101,851
Average Age	42.4	42.4	42.2
Average Age (Male)	40.6	41.1	41.0
Average Age (Female)	44.4	43.6	43.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,581	15,489	41,037
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$80,824	\$83,346	\$84,126
Average House Value	\$206,210	\$195,336	\$197,473

\* Demographic data derived from 2020 ACS - US Census

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