

CINEMARK OVERFLOW PARKING

2291 Buffalo Rd
Rochester, NY 14624



PROPERTY DESCRIPTION

4.36-acre parcel For Sale. The parcel backs up to a storm water basin and is paved, striped, and equipped with installed lighting. The building is now overparked as a result of the seating adjustments, and the overflow lot is now open.

LOCATION DESCRIPTION

The available land is located in Gates, a suburb immediately west of the city of Rochester, NY. The parcel is part of the parking lot for Cinemark Tinseltown, which has the only IMAX theater in town.

Nearby national retailers include Home Depot, Tops, Burger King, Bank of America, Wendy's, and M&T Bank. Local retailers Garden Factory, MacGregor's, Jeremiah's, Fatso's XL, and Mark's Pizzeria round out the retail in the area. There are several medical office buildings, as well as Gates/Chili High School, in the area. There are multiple light industrial and warehouse spaces to the immediate south of the available lot. Access to I-490 on- and off-ramps is easy with a signalized light and dedicated turning lanes at Buffalo Rd.

PROPERTY HIGHLIGHTS

- Zoned GB-General Business District
- 1+ acre sections can be purchased
- Paved lot
- Less than 1/2 mile from I-490 on/off ramps
- Multiple access points

OFFERING SUMMARY

| | |
|-------------|------------|
| Sale Price: | \$872,000 |
| Lot Size: | 4.36 Acres |



Brian Donovan
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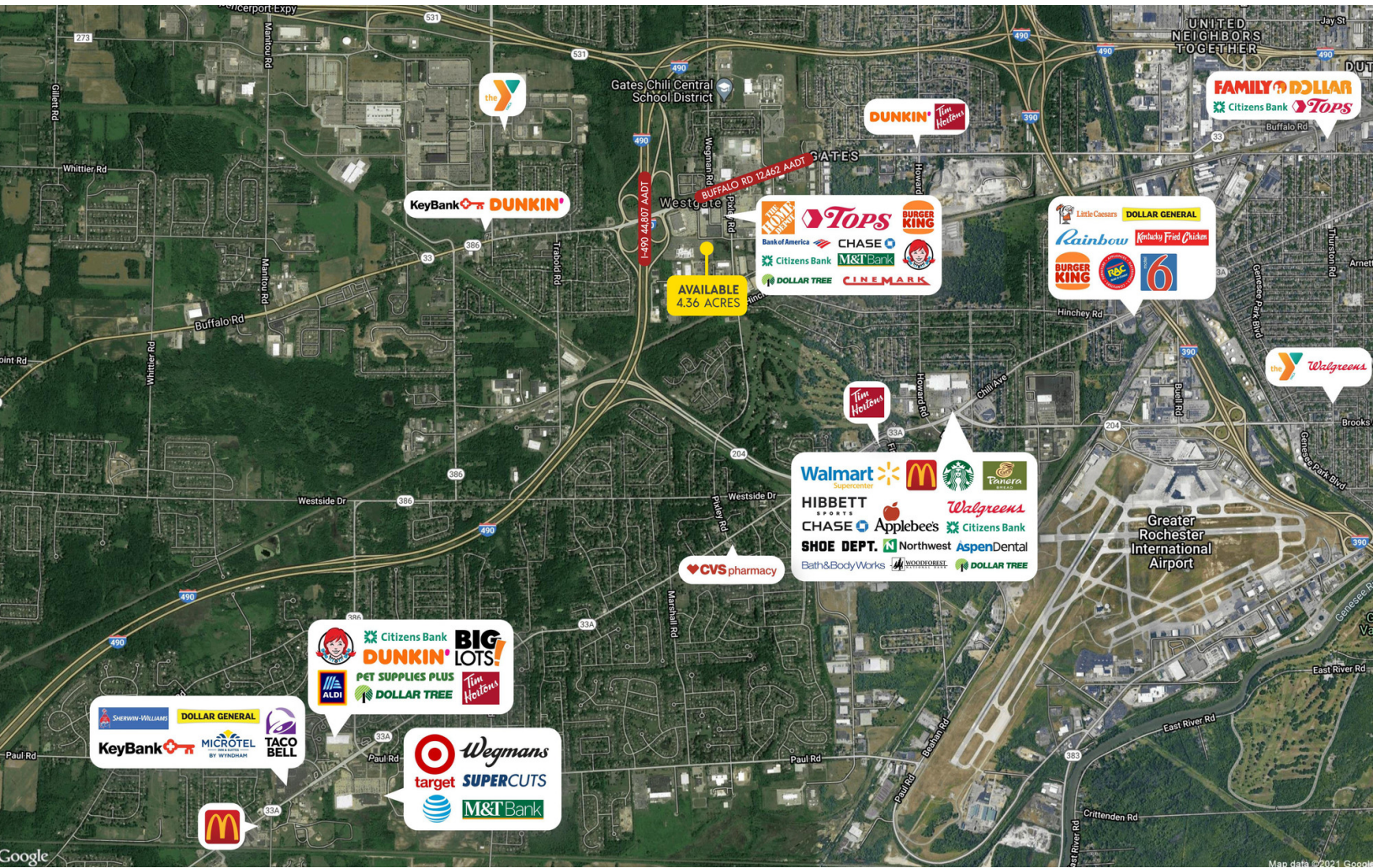


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