Ontario Views

FOR SALE

493 Timothy Ln

Ontario, NY 14519

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

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Offering Summary

Lot1 Sale Price:	$299,900
Total Lot Size:	30 Acres
Lot 1 Size:	2.5 Acres
Lot 1 Price / Acre:	$119,960
Zoning:	Industrial
Market:	Rochester
Submarket:	Webster / Ontario

Property Overview

NEW INDUSTRIAL DEVELOPMENT! Approved site for development, this new state-of-the-art commercial park can house up to 180,000 SF of Industrial Space. Four proposed lots could be sold separately or all together. Site 1 is being offered at $299,900, and lots 2-4 are subject to offer. The site is 20 minutes from Downtown Rochester with easy access to all truck routes and major expressways throughout the area. Timothy Ln is located off Dean Pkwy, on the north side of Route 104 to the east of Monroe-Wayne County Line Rd, next to Intergrow Greenhouses.

Property Highlights

- Financial and Tax Incentives through the Wayne County Industrial Development Agency
- 20,000 Sf Flex building approved for Lot 1
- Flexible Terms
- Shovel ready with utilities on-site

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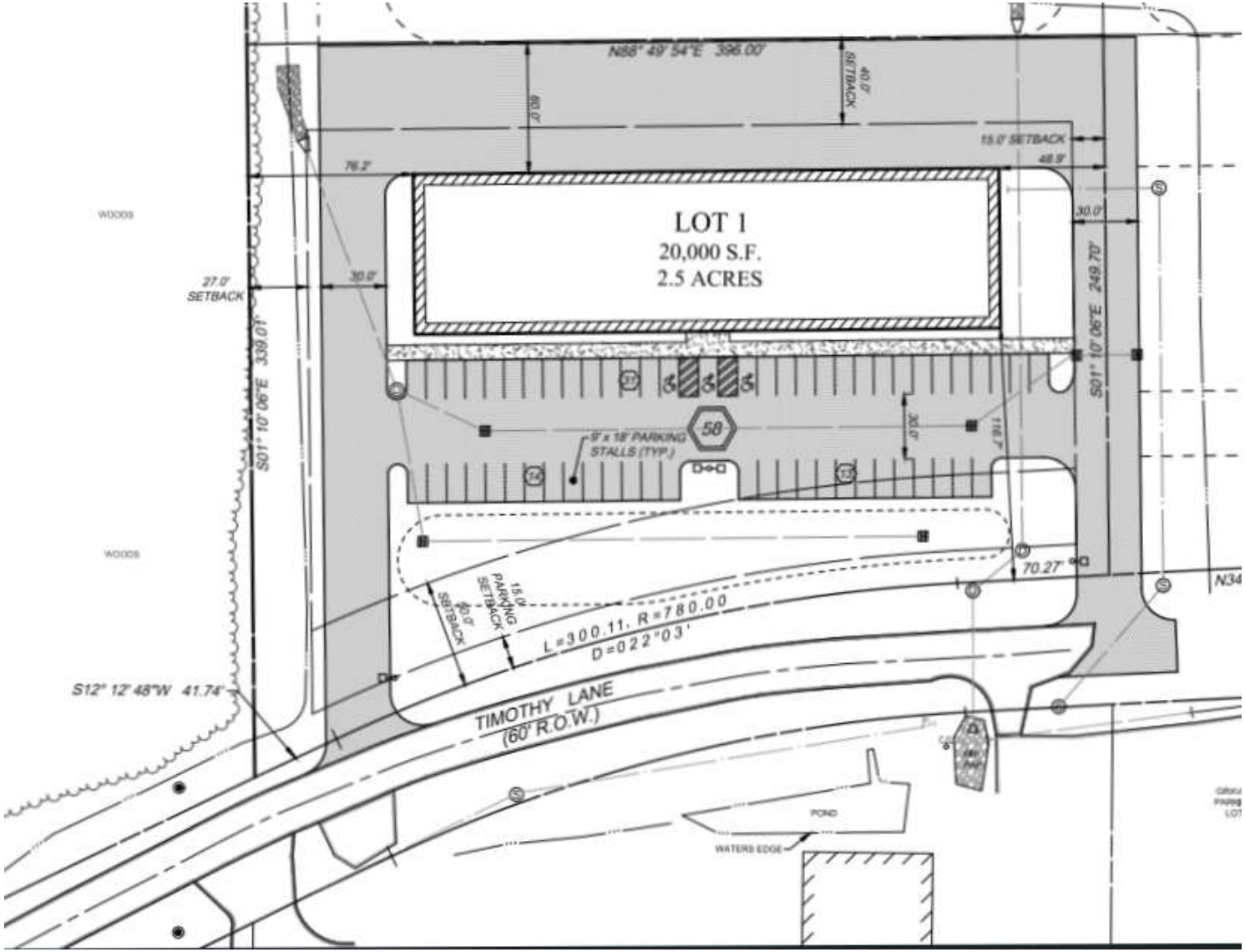

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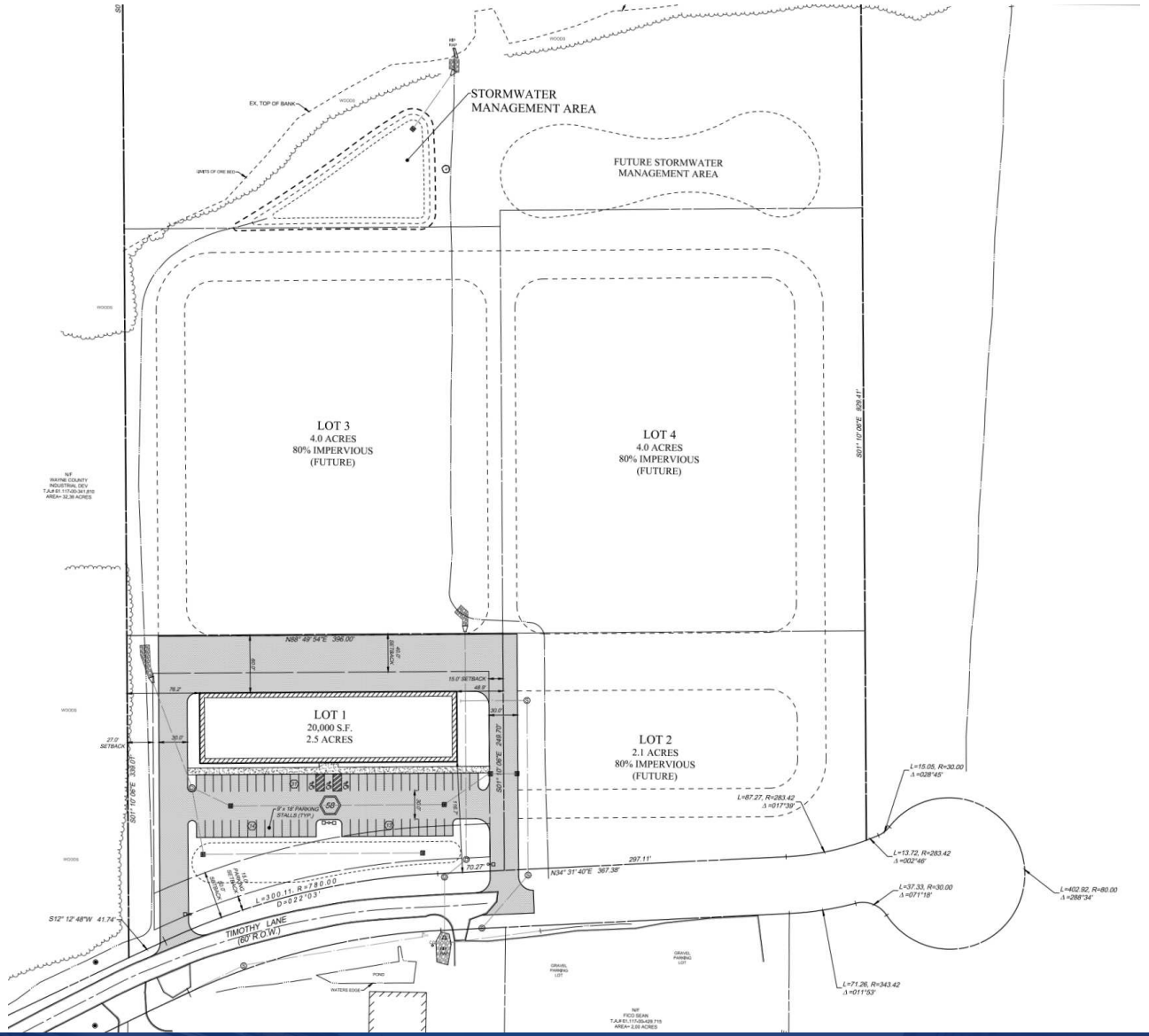

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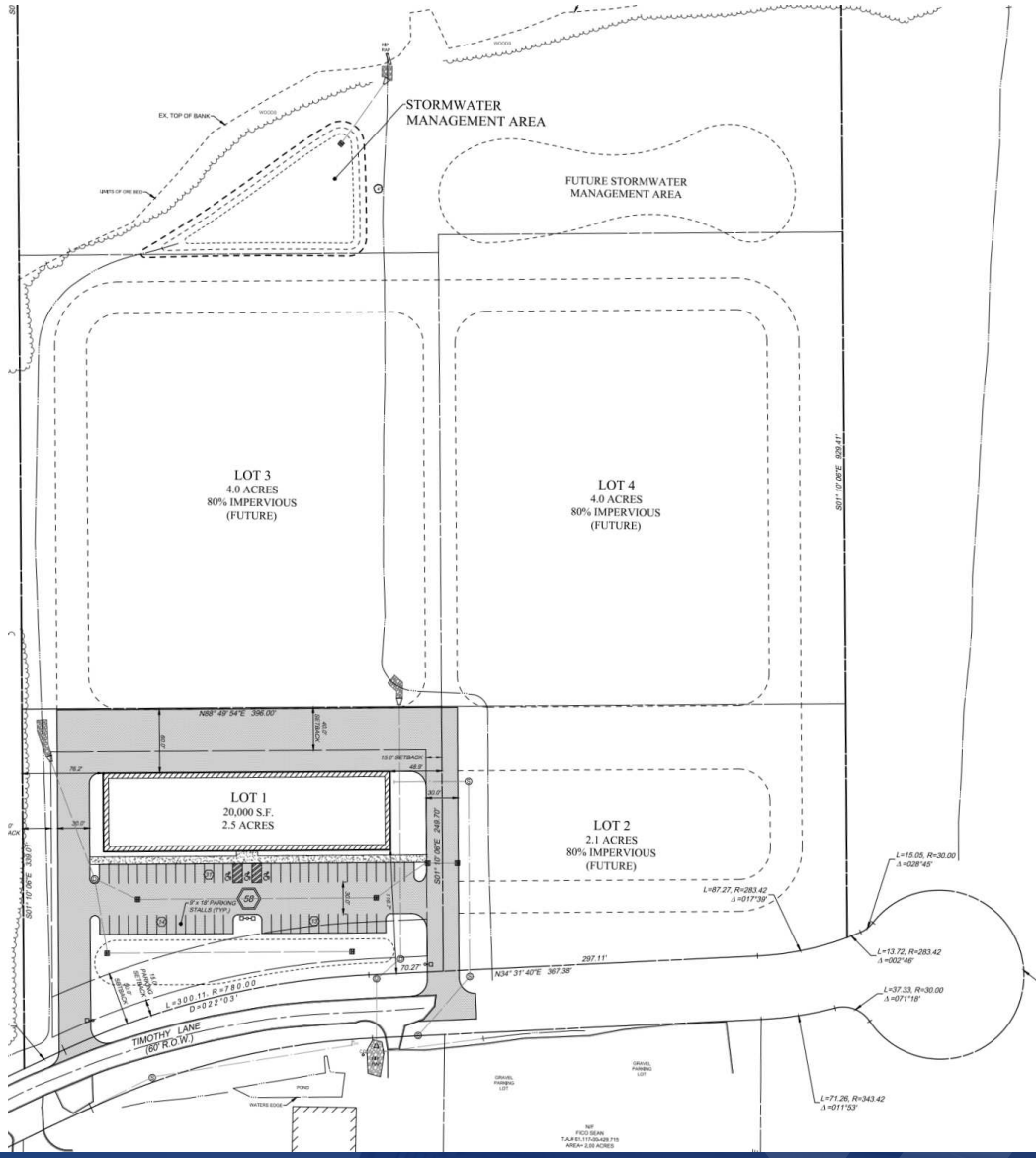
# of Lots 4 | **Total Lot Size** 2.1 - 4.0 Acres | **Total Lot Price** $299,900 | **Best Use** Industrial

Status	Lot #	Sub-Type	Size	Price
Available	1	Industrial	2.5 Acres	$299,900
Available	2	Industrial	2.1 Acres	N/A
Available	3	Industrial	4 Acres	N/A
Available	4	Industrial	4 Acres	N/A



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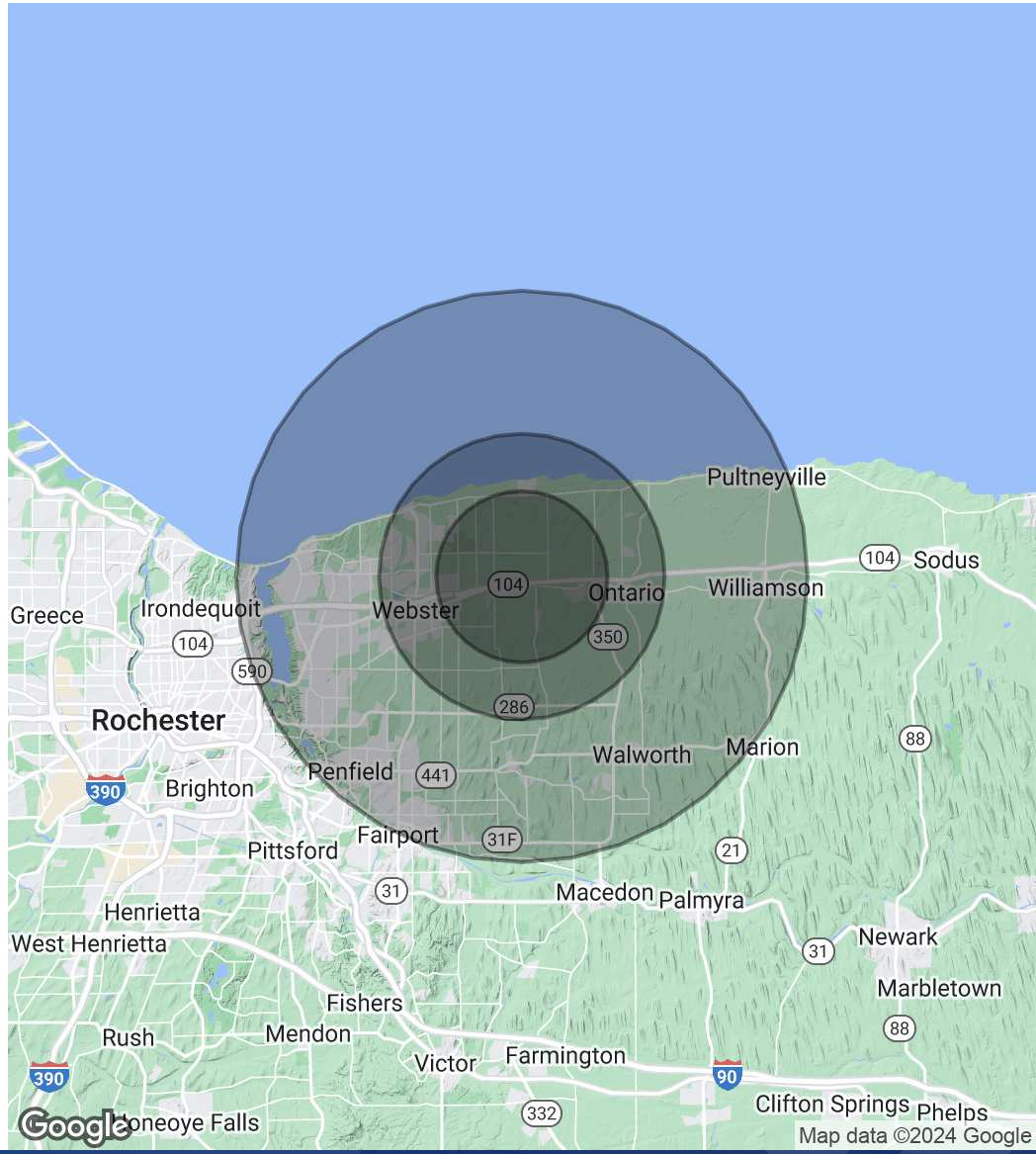
Population	3 Miles	5 Miles	10 Miles
Total Population	9,032	35,791	138,608
Average Age	43.8	44.4	44.6
Average Age (Male)	40.8	42.7	43.2
Average Age (Female)	44.3	45.1	45.3

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	3,716	15,496	60,167
# of Persons per HH	2.4	2.3	2.3
Average HH Income	$106,302	$95,514	$94,626
Average House Value	$193,978	$197,323	$197,453

** Demographic data derived from 2020 ACS - US Census*



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