1600 PENFIELD RD

1600 Penfield Rd
Rochester, NY 14625

DONOVAN REAL ESTATE SERVICES

PROPERTY DESCRIPTION

Undeveloped commercial lot is available for purchase. Plans for a 4,000 SF office space are available as well.

LOCATION DESCRIPTION

Located in the town of Penfield on Penfield Road across from Panorama Plaza, this site is in the heart of a trade area that serves the suburbs of Penfield, Brighton, and East Rochester, as well as communities on the east side of the City of Rochester. This creates a large and diverse trade area population that is overwhelming college-educated working professionals and firmly middle- to upper-middle class. The site is just three minutes from NY-441, a major east-west road in the Rochester MSA.

Nearby retailers of note include Tops, Home Depot, Planet Fitness, Walgreens, Rite Aid, M&T Bank, Citizens Bank, Burger King, Popeyes, Dollar Tree, Advance Auto Parts, and Harbor Freight.

PROPERTY HIGHLIGHTS

- Shovel ready lot
- Great visibility from both directions
- Across from a large grocery-anchored shopping center

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	0.68 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,904	20,794	63,691
Total Population	3,886	51,855	152,803
Average HH Income	$65,108	$85,587	$86,208

Brian Donovan
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RETAIL BROKERS NETWORK

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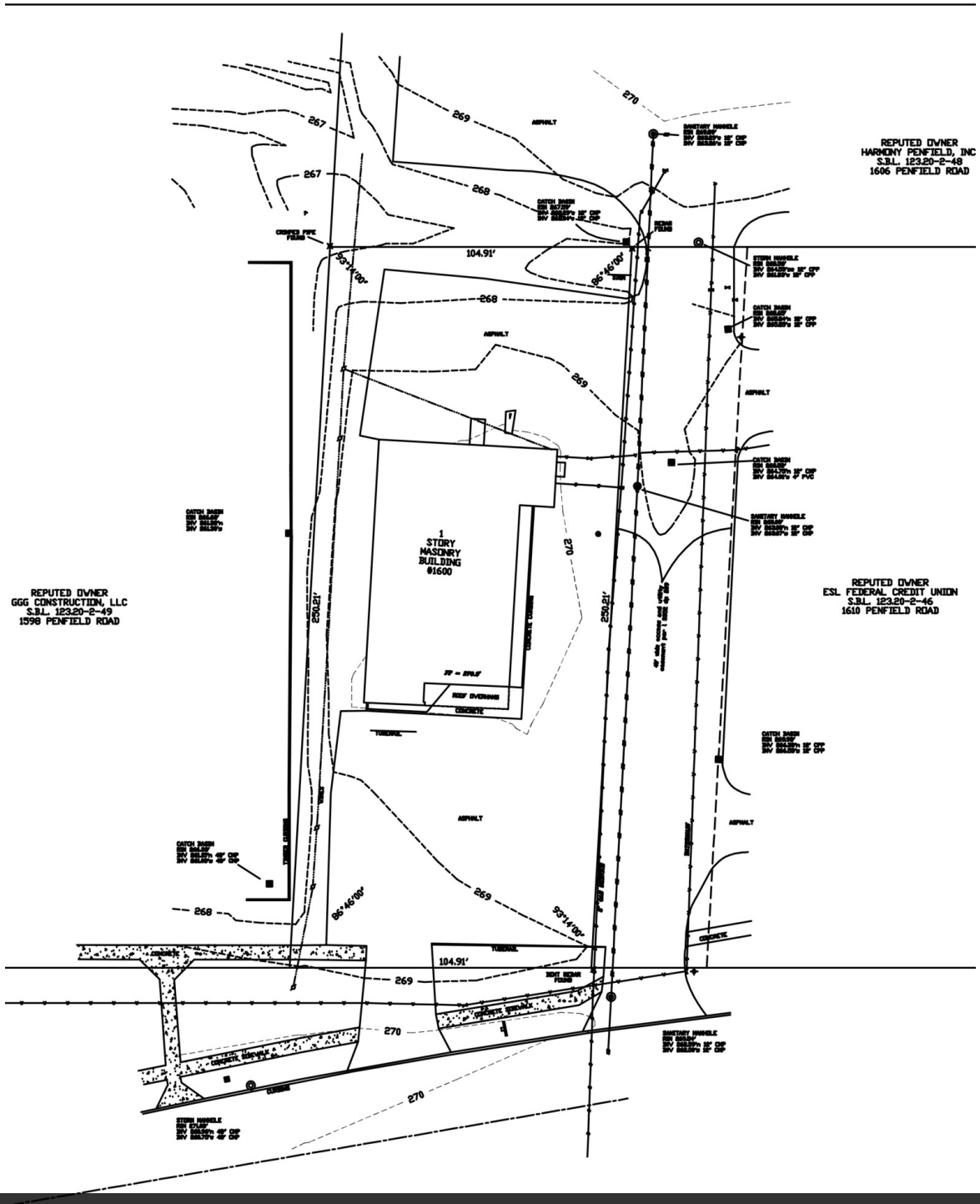

Survey

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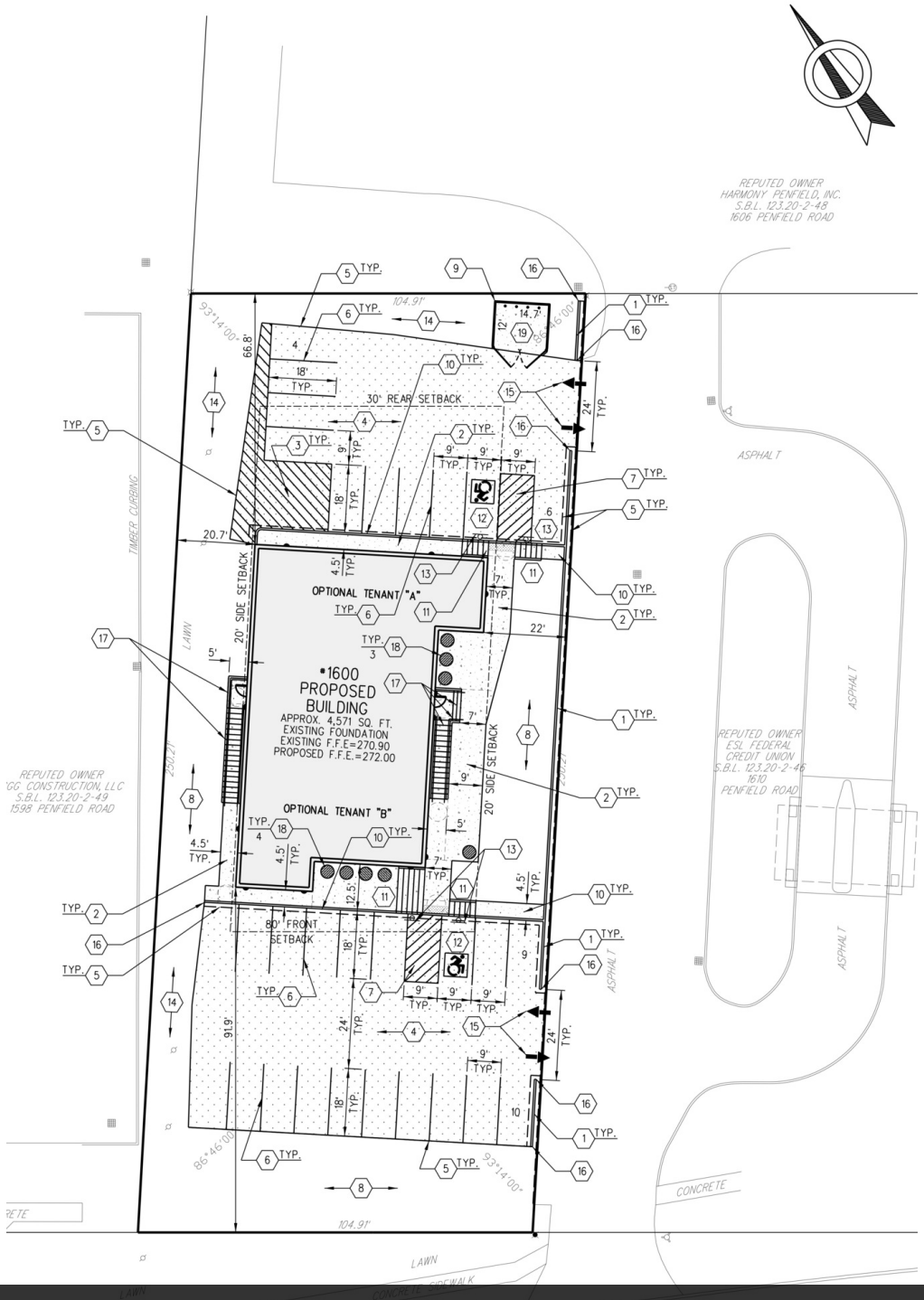

Survey/Concept Site Plan

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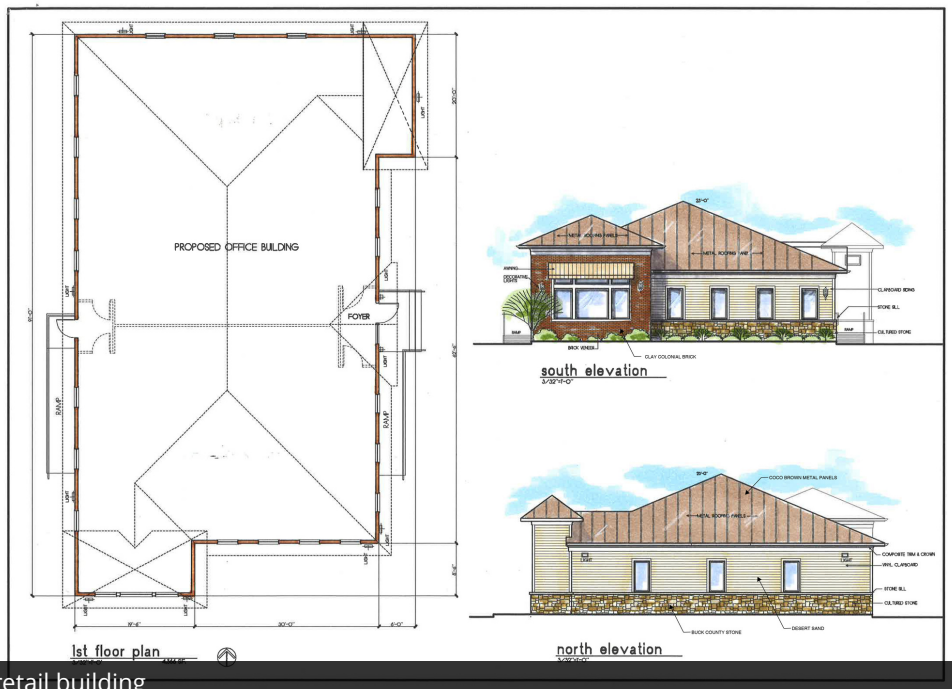

Concept renderings for office/retail building

Concept renderings for office/retail building

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Demographics	1 Mi.	2 Mi.	3 Mi.	10 Min.
Population				
2023 Estimated Population	**4,112**	**23,436**	**54,195**	**102,319**
2028 Projected Population	4,123	23,140	53,131	100,616
2020 Census Population	4,182	23,716	54,427	102,942
2010 Census Population	3,991	24,120	54,399	102,068
2023 Median Age	**53.2**	**44.4**	**45.2**	**41.5**
Households				
2023 Estimated Households	**2,121**	**10,302**	**23,304**	**47,785**
2028 Projected Households	2,115	10,118	22,746	46,831
2020 Census Households	2,134	10,301	23,129	47,471
2010 Census Households	1,959	10,169	22,470	45,704
Race and Ethnicity				
2023 Estimated White	90.5%	84.0%	83.4%	81.5%
2023 Estimated Black or African American	2.9%	3.4%	4.1%	7.4%
2023 Estimated Asian or Pacific Islander	2.0%	7.2%	7.1%	5.0%
2023 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.1%	0.2%
2023 Estimated Other Races	4.4%	5.2%	5.2%	5.9%
2023 Estimated Hispanic	3.6%	4.9%	4.7%	5.6%
Income				
2023 Estimated Average Household Income	$123,583	$125,506	$141,079	$127,102
2023 Estimated Median Household Income	**$92,017**	**$86,037**	**$95,145**	**$88,166**
2023 Estimated Per Capita Income	$63,841	$55,606	$61,075	$59,643
Education (Age 25+)				
2023 Estimated High School Graduate	15.0%	16.6%	14.8%	14.2%
2023 Estimated Some College	14.9%	14.5%	13.7%	13.4%
2023 Estimated Associates Degree Only	11.9%	10.5%	9.4%	9.0%
2023 Estimated Bachelors Degree Only	25.6%	27.2%	29.8%	30.4%
2023 Estimated Graduate Degree	28.0%	25.6%	27.8%	27.9%
2023 Estimated College Educated	**0.80**	**0.78**	**0.81**	**0.81**
Business				
2023 Estimated Total Businesses	227	1,043	1,895	4,037
2023 Estimated Total Employees	**2,947**	**12,451**	**20,495**	**44,464**
2023 Estimated Employee Population per Business	13.0	11.9	10.8	11.0
2023 Estimated Residential Population per Business	18.1	22.5	28.6	25.3

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