



4904 Lake Rd S

Brockport, NY 14420



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

Michael Conroy

585.735.7739

michaelconroyrealty@gmail.com

Richard Rock

585.217.7800

richard.rock7800@gmail.com

FOR SALE | 4904 Lake Rd S

Brockport, NY 14420



Offering Summary

Sale Price:	\$225,000
Lot Size:	1.54 Acres
Price / Acre:	\$146,104
Zoning:	B-1 Commercial
Traffic Count:	6,839

Property Overview

This retail pad site is ideally located in front of Brockport's Best Western Hotel, offering an unbeatable level of visibility. With a prime position next to Sweden Plaza and just south of Rt 31 on Rt 19, this property benefits from proximity to popular retailers such as Wegmans, Aldi, Runnings, Taco Bell, McDonald's, and Tim Hortons. Spanning 1.54 acres, this B-1 zoned commercial lot is a rare find in a highly desirable area. Easy access to major routes ensures convenient transportation for both employees and guests. Take advantage of the chance to establish your business in this prime location.

Property Highlights

- Hotel Retail Pad-Site
- High Visibility
- Easy Access

Michael Conroy

585.735.7739
michaelconroyrealty@gmail.com

Richard Rock

585.217.7800
richard.rock7800@gmail.com



FOR SALE | 4904 Lake Rd S

Brockport, NY 14420



Michael Conroy

585.735.7739

michaelconroyrealty@gmail.com

Richard Rock

585.217.7800

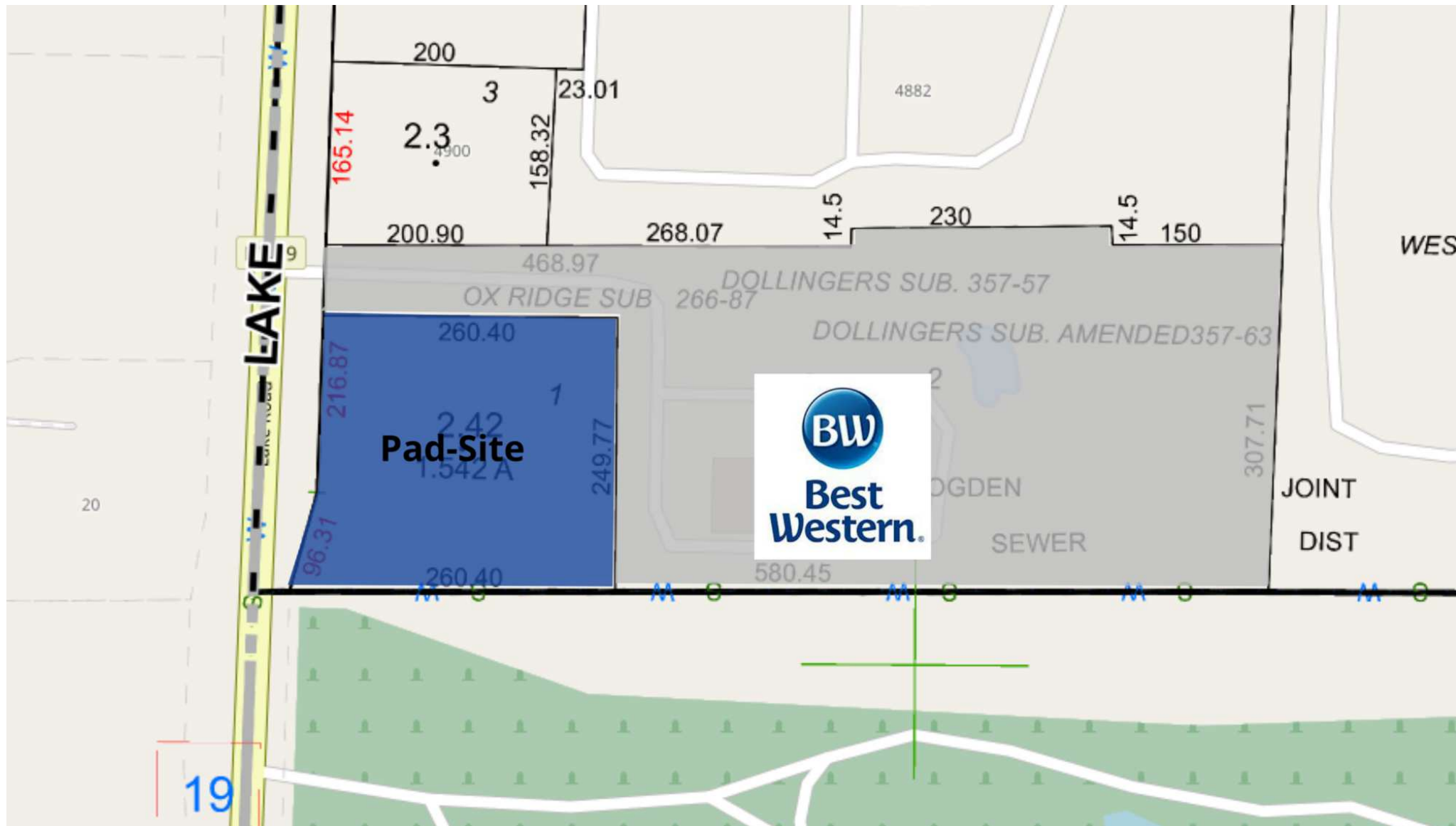
richard.rock7800@gmail.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | 4904 Lake Rd S

Brockport, NY 14420



Michael Conroy

585.735.7739

michaelconroyrealty@gmail.com

Richard Rock

585.217.7800

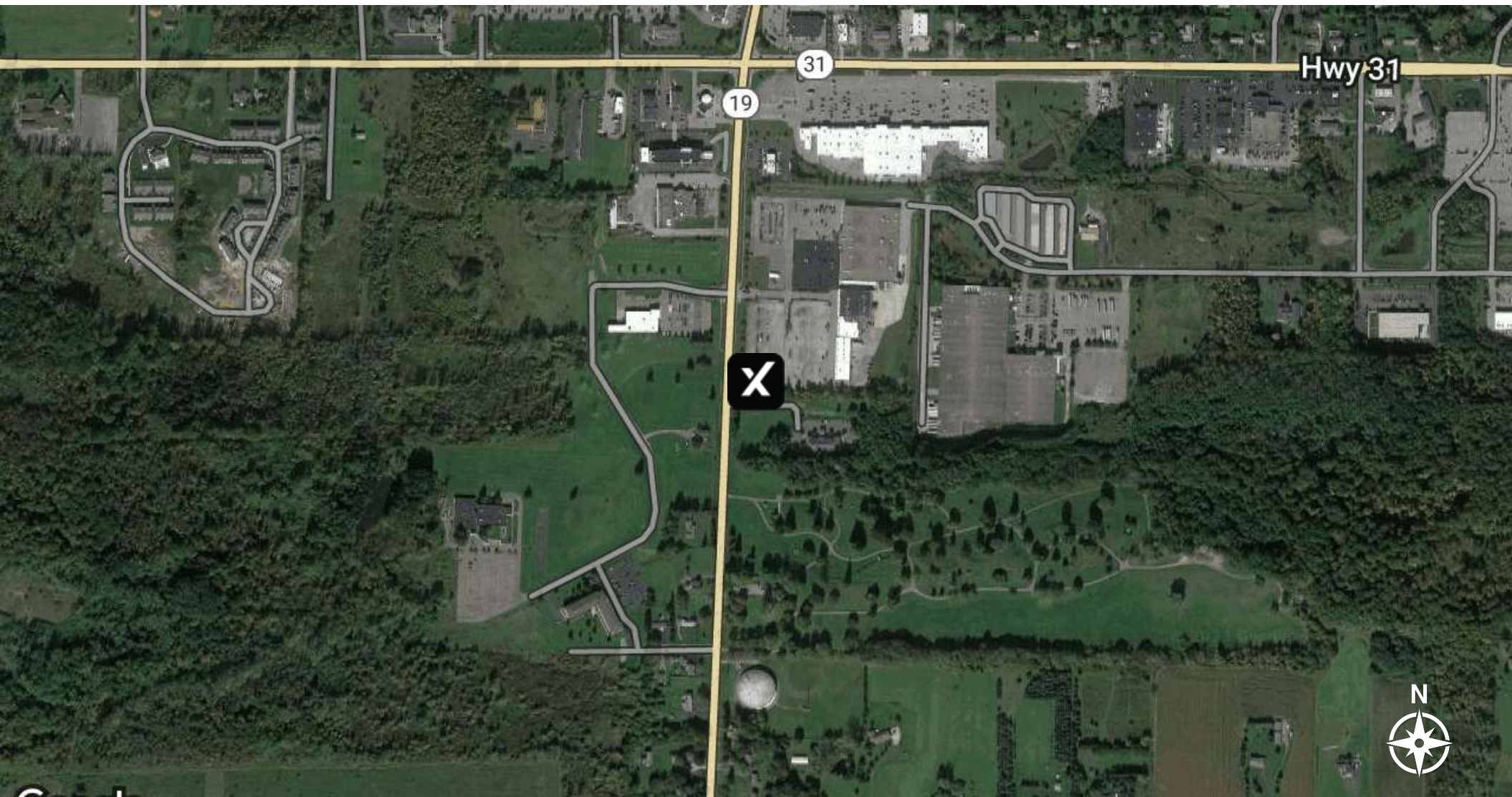
richard.rock7800@gmail.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | 4904 Lake Rd S

Brockport, NY 14420



Map data ©2023 Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, New York GIS, USDA/FPAC/GEO

Michael Conroy

585.735.7739

michaelconroyrealty@gmail.com

Richard Rock

585.217.7800

richard.rock7800@gmail.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | 4904 Lake Rd S

Brockport, NY 14420



Michael Conroy

585.735.7739

michaelconroyrealty@gmail.com

Richard Rock

585.217.7800

richard.rock7800@gmail.com

expTM
COMMERCIAL

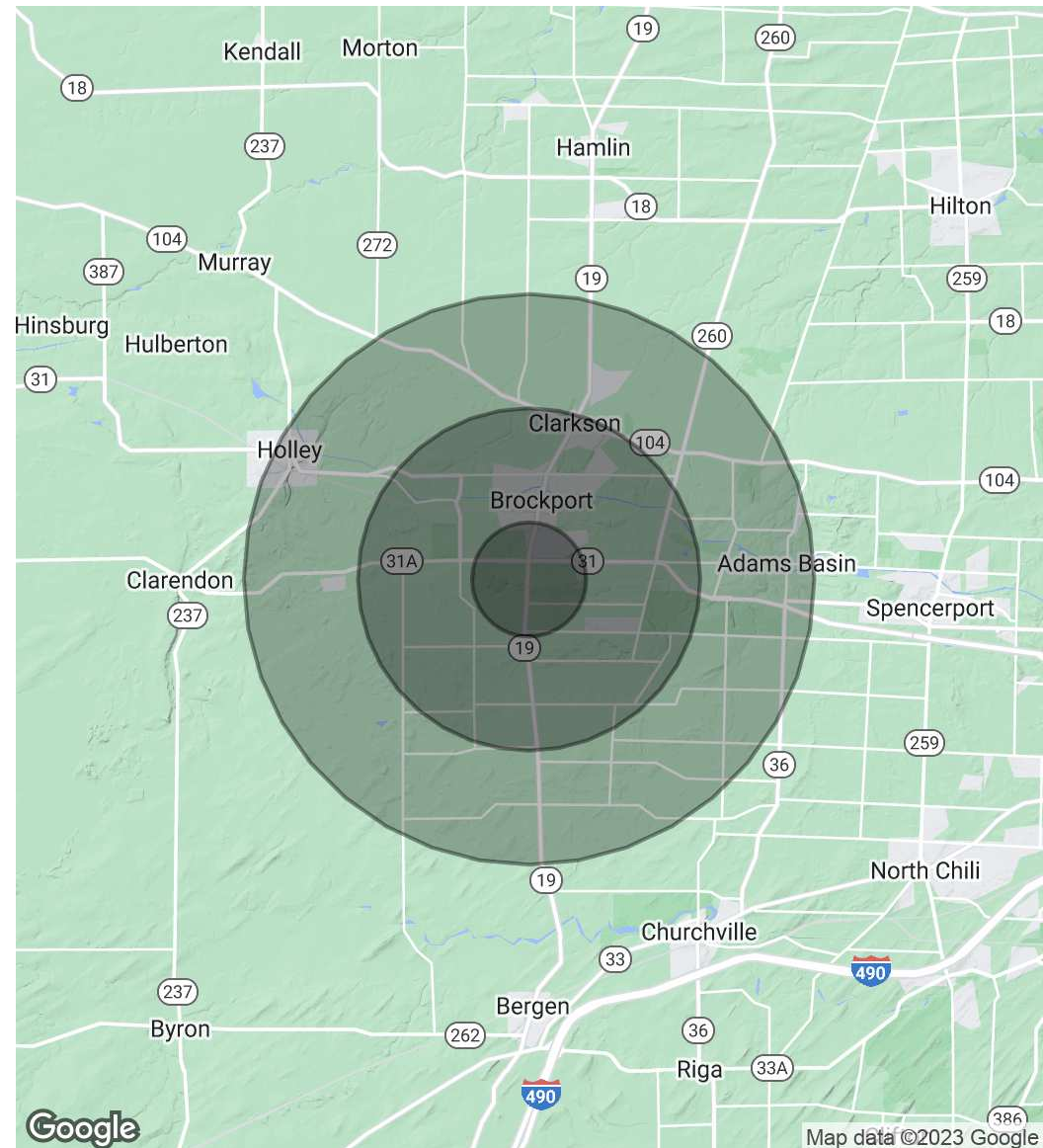
eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | 4904 Lake Rd S

Brockport, NY 14420

Population	1 Mile	3 Miles	5 Miles
Total Population	4,303	15,279	24,777
Average Age	27.2	33.5	37.3
Average Age (Male)	25.5	30.7	35.3
Average Age (Female)	28.8	35.8	38.9
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,334	5,618	9,475
# of Persons per HH	3.2	2.7	2.6
Average HH Income	\$71,104	\$65,238	\$73,616
Average House Value	\$143,760	\$131,446	\$137,701

* Demographic data derived from 2020 ACS - US Census



Michael Conroy

585.735.7739

michaelconroyrealty@gmail.com

Richard Rock

585.217.7800

richard.rock7800@gmail.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | 4904 Lake Rd S

Brockport, NY 14420



Associate Real Estate Broker

Michael Conroy

C: 585.802.3327

michaelconroyrealty@gmail.com

NY #10301218830



Associate Real Estate Broker

Richard Rock

C: 585.217.7800

richard.rock7800@gmail.com

NY #30R01055945

Michael Conroy

585.735.7739

michaelconroyrealty@gmail.com

Richard Rock

585.217.7800

richard.rock7800@gmail.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.