5847 COUNTY ROAD 41

5847 County Road 41
Farmington, NY 14425

DONOVAN
REAL ESTATE SERVICES

AVAILABLE
10± ACRE DEVELOPMENT SITE
QSR, RETAIL, HOTELS

HATHAWAY MEADOWS

NY-332 25,076 AADT

LNB

CountryMax STORES
For your REAL life.

PROPERTY DESCRIPTION

Available Development Sites located in front of a new 300-unit apartment development. Development site is 10 acres in size, sub-divisible depending on tenant needs and requirements.

LOCATION DESCRIPTION

Available development sites located along NY-332 in Farmington, NY at the intersection of NY-332 and CR-41. Farmington is a growing bedroom community to Rochester, with a 20.7% growth in population from 2010 to 2020 spurred by multiple new single family, townhouse, and multi-family developments. NY-332 connects to both I-90/NYS Thruway & NY-96, making it a main travel corridor to the Finger Lakes and Canandaigua Lake.

Retailers of note in the trade area include Tops, ALDI, Burger King, Taco Bell, KFC, Dunkin', McDonald's, CVS Pharmacy, and Dollar Tree. Finger Lakes Gaming & Racetrack is a major weekend draw and helps to create a lower tax burden for the town.

PROPERTY HIGHLIGHTS

- NNN Lease
- Development site with excellent visibility
- Built to suit

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	10 Acres
Lot Size:	10 Acres

Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934

RETAILBROKERS
NETWORK

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TACTICAL

AUTOPART INTERNATIONAL
PREMIUM PARTS · EXPERT SERVICE

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# OF LOTS 3		TOTAL LOT SIZE 1.7 - 5.6 ACRES		TOTAL LOT PRICE -		BEST USE -

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	3			Retail	5.6 Acres	N/A	
Available	5			Retail	2.8 Acres	N/A	
Available	6			Retail	2.6 Acres	N/A	
Available	7			Retail-Pad	1.7 Acres	N/A	

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DOLLAR TREE
generations bank
Mobil
SUBWAY
CVS pharmacy
Comfort
NY-96 14,297 AADT
NY-96 6,203 AADT
Canandaigua National Bank & Trust
AutoZone
AMERICAS
7-ELEVEN
TOPS
TACO BELL
DUNKIN'
Kentucky Fried Chicken
BURGER KING
ALDI
NY-332 26,993 AADT
FINGER LAKES GAMING
EXXON
CR-41 3,913 AADT
LNB
CR-41 4,686 AADT
SELF-STORAGE
HATHAWAY MEADOWS
TOWNHOMES 38.2 ACRES
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CR-41 3,913 AADT

CR-41 4,686 AADT

Exxon

LNB

SELF-STORAGE

HATHAWAY MEADOWS

VILLAGE GREEN

TOWNHOMES
38.2 ACRES

10± ACRE
DEVELOPMENT SITE

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DONOVAN REAL ESTATE SERVICES

DEMOGRAPHICS

DEMOGRAPHICS	1 MI	2 MI	3 MI	10 MIN
Population				
2023 Estimated Population	**3,840**	**11,404**	**15,862**	**26,570**
2028 Projected Population	3,760	11,258	15,652	26,312
2020 Census Population	3,851	11,448	15,875	26,315
2010 Census Population	3,442	9,508	13,136	22,774
2023 Median Age	**34.3**	**35.6**	**39.5**	**40.7**
Households				
2023 Estimated Households	**1,465**	**4,600**	**6,877**	**11,176**
2028 Projected Households	1,411	4,472	6,672	10,884
2020 Census Households	1,447	4,556	6,787	10,947
2010 Census Households	1,242	3,692	5,168	8,817
Race and Ethnicity				
2023 Estimated White	87.1%	86.0%	87.1%	88.8%
2023 Estimated Black or African American	4.6%	4.8%	4.2%	3.3%
2023 Estimated Asian or Pacific Islander	1.6%	2.1%	2.0%	1.9%
2023 Estimated American Indian or Native Alaskan	-	0.2%	0.2%	0.2%
2023 Estimated Other Races	6.5%	6.9%	6.6%	5.8%
2023 Estimated Hispanic	6.5%	7.1%	6.7%	5.6%
Income				
2023 Estimated Average Household Income	$103,891	$108,971	$104,022	$118,510
2023 Estimated Median Household Income	**$79,376**	**$84,581**	**$80,196**	**$89,749**
2023 Estimated Per Capita Income	$39,639	$43,982	$45,130	$49,897
Education (Age 25+)				
2023 Estimated High School Graduate	25.6%	19.5%	20.4%	20.6%
2023 Estimated Some College	12.8%	19.1%	17.9%	16.4%
2023 Estimated Associates Degree Only	15.9%	12.3%	12.5%	12.4%
2023 Estimated Bachelors Degree Only	19.4%	23.5%	23.7%	25.3%
2023 Estimated Graduate Degree	21.2%	22.1%	21.3%	21.4%
2023 Estimated College Educated	**69.3%**	**77.0%**	**75.4%**	**75.5%**
Business				
2023 Estimated Total Businesses	**72**	**209**	**276**	**692**
2023 Estimated Total Employees	725	2,426	2,949	7,629
2023 Estimated Employee Population per Business	10.1	11.6	10.7	11.0
2023 Estimated Residential Population per Business	53.6	54.6	57.4	38.4

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