

DEVELOPMENT OPPORTUNITY

3127 Chili Ave
Rochester, NY 14624

DONOVAN
REAL ESTATE SERVICES

ANCHOR
Real Estate Advisors



RETAIL PROPERTY FOR SALE

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

Joe Rowely, Jr.
585-820-3153 | Joe@AnchorREA.com
250 Mill St, Rochester, NY 14614
www.anchorrea.com

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PROPERTY DESCRIPTION

This vacant free-standing building is located on the southside corner of Chili Avenue at Paul Road on 3.2 Acres with nearby access to Interstate 490. This building and lot has great visibility and is perfect for a high-traffic retail user for professional or medical offices. The property can be subdivided for multiple tenants, or scraped and redeveloped for a new retail concept.

LOCATION DESCRIPTION

Located at the intersections of Chili Ave. and Paul Road, less than a mile from I-490, this property is situated next to several Neighborhood Center shopping centers. South of Paul Road, there is a Target and Wegmans-anchored plaza with banking pad sites. To the West of Chili Ave., there is an Aldi and Big Lots-anchored center. QSRs in the area include Wendy's, Tim Hortons, Taco Bell, and McDonald's. Banks include M&T Bank, ESL Credit Union, Five Star Bank, Citizens Bank, KeyBank, Thompsons Bank of Castile, and Canandaigua National Bank & Trust. Other national retailers include Pet Supplies Plus, Monro, AutoZone, Valvoline, and Microtel Inn & Suites. Numerous local bars, restaurants, and retailers round out the commercial activity in the area.

PROPERTY HIGHLIGHTS

- Owner/User or Redevelopment
- Vacant Building
- Great location for Carwash or QSR tenants
- Multiple curb cuts
- Corner lot

OFFERING SUMMARY

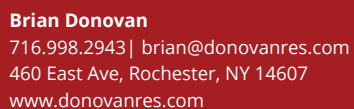
Sale Price:	\$3,200,000
Lot Size:	3.2 Acres
Building Size:	14,820 SF

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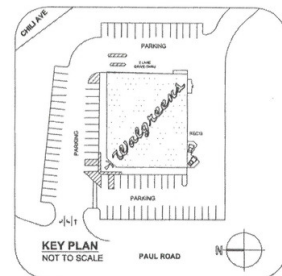
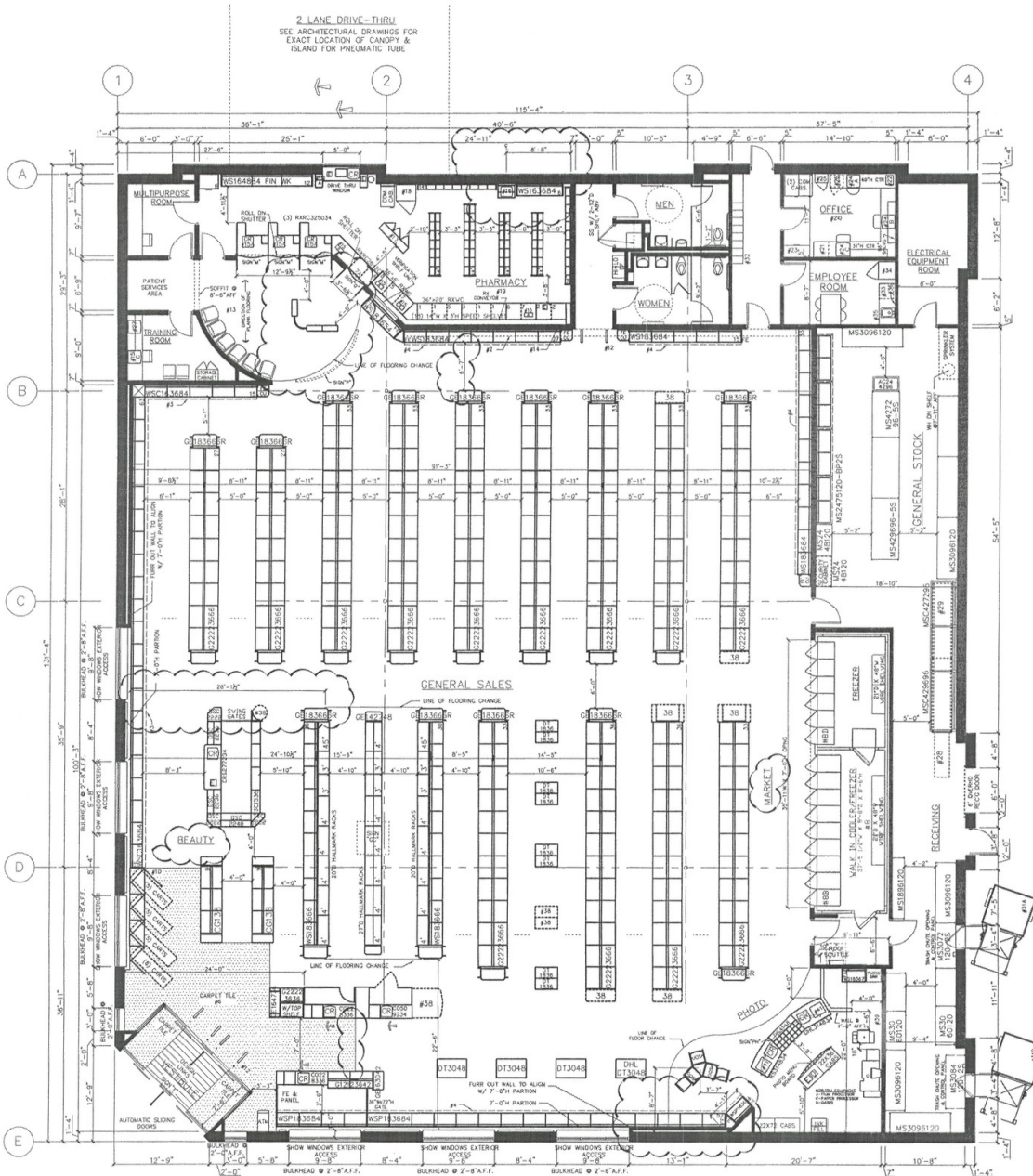


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FOR REFERENCE ONLY: SEE CONTRACT DOCUMENTS FOR DETAILED SITE PLAN

TOTAL BY LINEAL FOOTAGE		1305 LN. FT.
FRONT WALL SHELVING	57 LN. FT.	
BEAUTY WALL SHELVING	75 LN. FT.	
REAR WALL SHELVING (BACK & SIDE WALL, RX SEATING)	75 LN. FT.	
BACK GONDOLAS	570 LN. FT.	
FRONT GONDOLAS	336 LN. FT.	
HALLMARK SHELVING	120 LN. FT.	
BEAUTY GONDOLAS	38 LN. FT.	
COATERS	20 LN. FT.	
FREEZERS	13 LN. FT.	

*ADA DOOR CLEARANCES	EXECUTIVE APPROVAL		DATE
	SENIOR VICE PRESIDENT	FACILITIES DEVELOPMENT	
	SENIOR VICE PRESIDENT	STORE OPERATIONS	
	VICE PRESIDENT	STORE OPERATIONS	
	REVIEWED BY:	RS 9-25-07	DR 9-26-07

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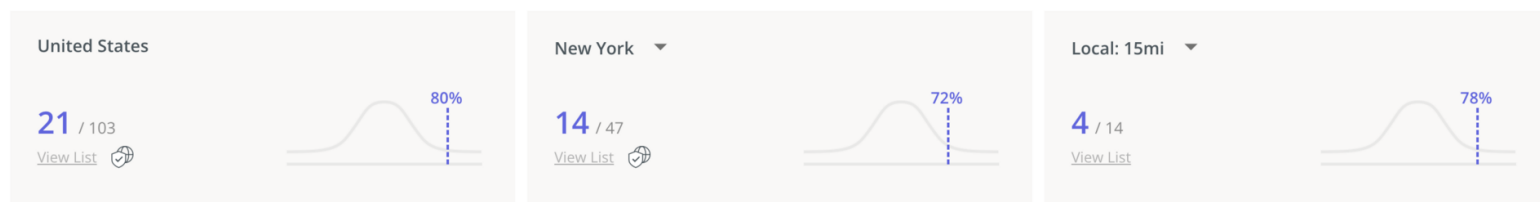
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Ranking Overview

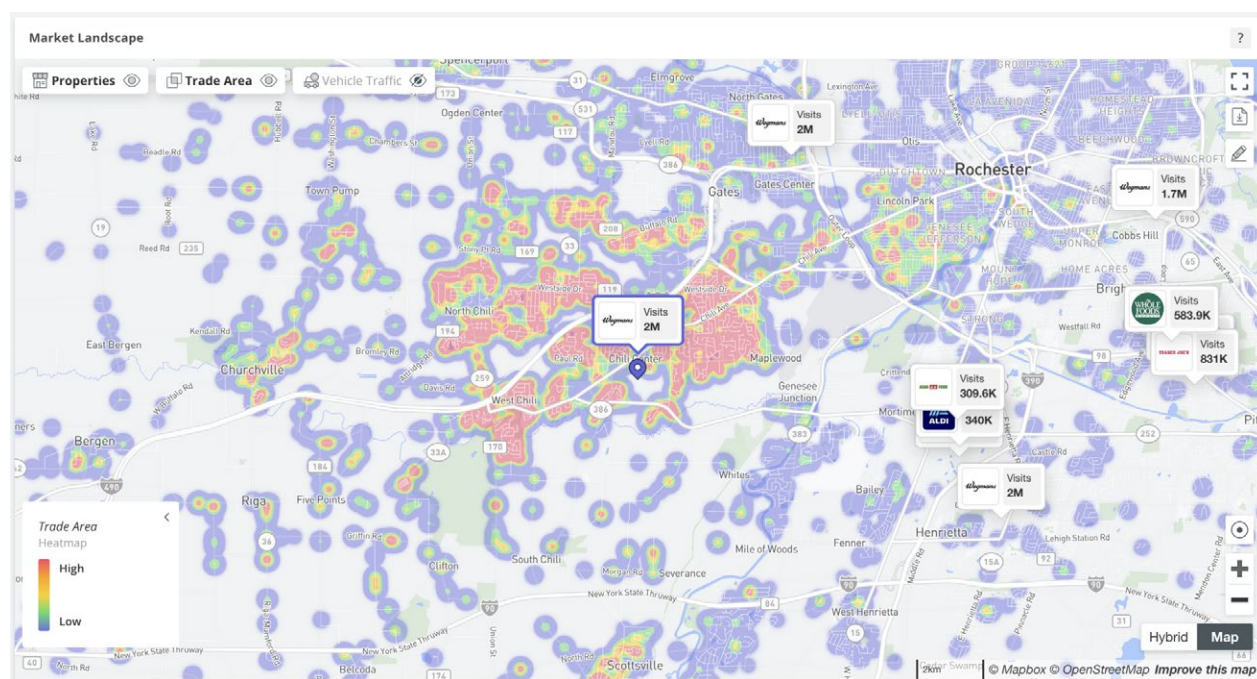
Within: Chain Metric: Visits

Download



* Coverage levels should be considered when comparing Ranking results. [Learn more](#)

Wegmans Rankings from Placer.ai



Wegmans Trade Area from Placer.ai. Visits are randomly placed within a census block. They do not represent actual home addresses. [Learn more](#)

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DEMOGRAPHICS	3 MI	5 MI	7 MI	12 MIN
Population				
2022 Estimated Population	32,350	79,484	189,004	75,929
2027 Projected Population	31,973	78,672	187,213	75,160
2020 Census Population	32,614	80,476	190,683	76,857
2010 Census Population	31,907	76,943	184,251	74,860
2022 Median Age	43.2	39.3	37.1	39.9
Households				
2022 Estimated Households	13,552	30,636	73,567	29,526
2027 Projected Households	13,376	30,256	72,729	29,167
2020 Census Households	13,647	31,008	74,197	29,811
2010 Census Households	12,784	29,135	69,879	28,672
Race and Ethnicity				
2022 Estimated White	77.0%	66.6%	54.9%	67.2%
2022 Estimated Black or African American	10.3%	12.2%	22.7%	12.2%
2022 Estimated Asian or Pacific Islander	3.9%	12.5%	11.6%	11.0%
2022 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%	0.3%
2022 Estimated Other Races	8.5%	8.5%	10.5%	9.3%
2022 Estimated Hispanic	5.7%	6.3%	9.0%	7.5%
Income				
2022 Estimated Average Household Income	\$92,941	\$82,276	\$70,810	\$80,856
2022 Estimated Median Household Income	\$78,137	\$73,072	\$62,256	\$71,017
2022 Estimated Per Capita Income	\$39,033	\$32,193	\$28,020	\$31,879
Education (Age 25+)				
2022 Estimated High School Graduate	22.7%	25.4%	26.5%	26.2%
2022 Estimated Some College	18.5%	18.5%	18.0%	18.1%
2022 Estimated Associates Degree Only	14.6%	13.9%	12.7%	14.1%
2022 Estimated Bachelors Degree Only	21.5%	20.7%	18.1%	19.8%
2022 Estimated Graduate Degree	16.5%	14.1%	13.2%	13.3%
2022 Estimated College Degree	71.1%	67.2%	62.0%	65.3%
Business				
2022 Estimated Total Businesses	742	2,251	6,181	2,346
2022 Estimated Total Employees	12,701	41,744	120,069	39,322
2022 Estimated Employee Population per Business	17.1	18.5	19.4	16.8
2022 Estimated Residential Population per Business	43.6	35.3	30.6	32.4

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FDIC Deposits 14624 ZIP Code	City, State	ZIP	Deposits (\$000) for June 30, 2023
Bank of America, National Association	Charlotte, NC		
100 Pixley Road	Rochester	14624	115,998
Totals for Certificate Number 3510	1 Office(s)		115,998
Citizens Bank, National Association	Providence, RI		
800 Paul Road	Rochester	14624	74,885
2042 Chili Avenue	Rochester	14624	54,082
2345 Buffalo Road	Rochester	14624	22,972
Totals for Certificate Number 57957	3 Office(s)		151,939
Five Star Bank	Warsaw, NY		
3177 Chili Avenue	Rochester	14624	42,118
Totals for Certificate Number 659	1 Office(s)		42,118
Jpmorgan Chase Bank, National Association	Columbus, OH		
2130 Chili Avenue	Rochester	14624	83,203
Totals for Certificate Number 628	2 Office(s)		83,203
Keybank National Association	Cleveland, OH		
1005 Elmgrove Road	Rochester	14624	69,952
3230 Chili Ave	Rochester	14624	70,374
Totals for Certificate Number 17534	2 Office(s)		140,326
Manufacturers and Traders Trust Company	Buffalo, NY		
3175 Chili Avenue	Rochester	14624	102,102
1955 Buffalo Road	Rochester	14624	101,388
Totals for Certificate Number 588	2 Office(s)		203,490
The Bank of Castile	Castile, NY		
3252 Chili Avenue	Rochester	14624	115,639
Totals for Certificate Number 13292	1 Office(s)		179,610
The Canandaigua National Bank and Trust Company	Canandaigua, NY		
3228 Chili Avenue	Rochester	14624	158,721
Totals for Certificate Number 6985	1 Office(s)		158,721
Woodforest National Bank	The Woodlands, TX		
2150 Chili Avenue	Rochester	14624	2,854
Totals for Certificate Number 23220	1 Office(s)		2,854

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