

**DEVELOPMENT SITE**



**Significant Development Opportunity**

- Located next to Walmart and The Hammocks at Geneseo
- NYS Shovel-ready certified
- High barrier to entry market
- Close proximity to shops and restaurants on Route 20A
- Close proximity to SUNY Geneseo with 6,000+ full time students and Letchworth State Park with 700,000+ visitors a year
- 60 Acres, Zoned Mixed Use-I (Will subdivide)

Property Features	
Total Acres	60 ±
Asking Price	\$50,000/Acre

Demographic	1 Mile	3 Miles	5 Miles
Population	2,006	9,740	14,402
Households	921	2,631	4,685
Average Income	\$75,035	\$61,390	\$70,490

For more information, please contact:

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