

FOR SALE

# 19 Scottsville Chili Road

Chili, NY



## 16 Total Acres of Land (Will Subdivide)

### Property Highlights

- A “gate-way” site for Chili commuter traffic along the Rte. 252 corridor, between Henrietta & Chili
- Located at the corner of Chili Avenue and Scottsville Chili Road
- Ideal for medical, office, and neighborhood business services
- 1 mile Southwest of Wegmans, Target & K-Mart
- 2 miles from I-490 in either direction (Exits 4 & 5)

### Parcel Features

Total Size	16± Acres (approximately 6.45± developable Acres A: 4.32 Acres and B: 2.13 Acres)
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Asking Price	<b>PRICE REDUCED: \$350,000</b>
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### Traffic Counts

Chili Avenue (Rte 33A)	8,618 ADT
Beaver Road (Rte 252)	6,744 ADT
Source:	REGIS

### Demographic

	1 Mile	3 Miles	5 Miles
Population	4,718	29,086	60,518
	2,055	11,586	22,712
Households	\$72,957	\$78,192	\$74,643
Average H.H. Income	1,894	6,990	34,321
Source:	ESRI		

### Contact

**John J. Manilla**  
Real Estate Broker  
+1 585-248-9426 x 321  
email@pyramidbrokerage.com

**Robert F. Wied, Jr.**  
Associate Real Estate Broker  
+1 585-248-9426 x 337  
email@pyramidbrokerage.com

370 Woodcliff Drive, Suite 210  
Fairport, New York 14450  
+1 585 248 9426  
pyramidbrokerage.com



# Market Aerial



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