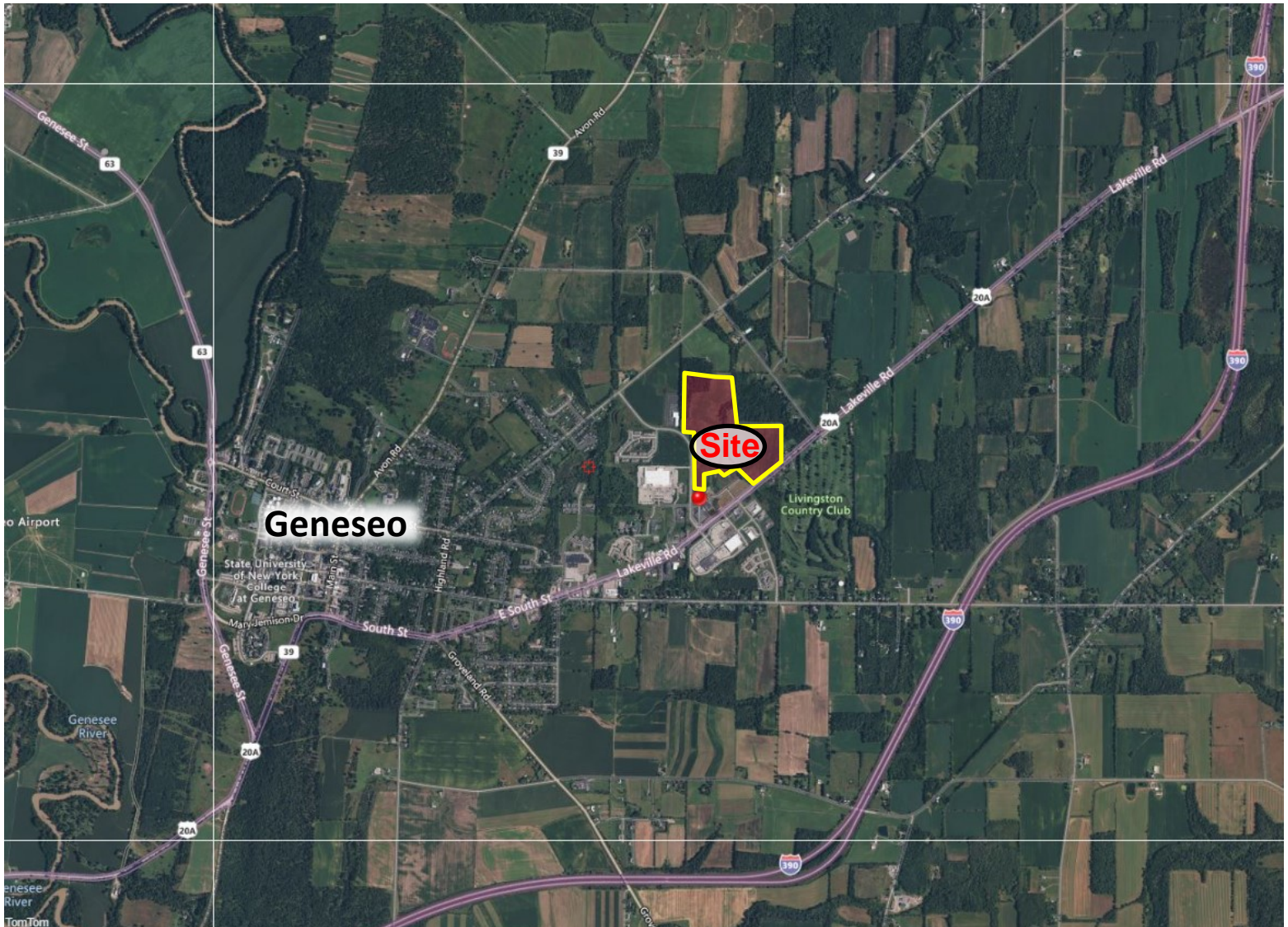


93± ACRES FOR SALE

# Volunteer Road

Geneseo, NY 14454







# ABOUT THE PROPERTY

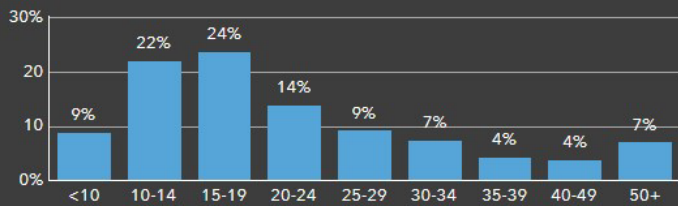
The Volunteer Road site, which fronts on Volunteer Road and NYS Route 20A consists of 93 acres and is the last major developable parcel along this heavily traveled retail/commercial strip of Route 20A in Geneseo, NY

The front portion of the site is zoned Mixed-Use III and is ideal for big box development, retail and service businesses with excellent access from Route 20A adjacent to Walmart, Rochester Reginal Health, and Wegmans, both drawing many customers from 20 miles away. The rear portion of the site is zoned Mixed-Use II which supports multi-family and light industrial. The views of the Genesee Valley in the Mixed-Use II portion are beautiful, ideal for multi-family and residential development.

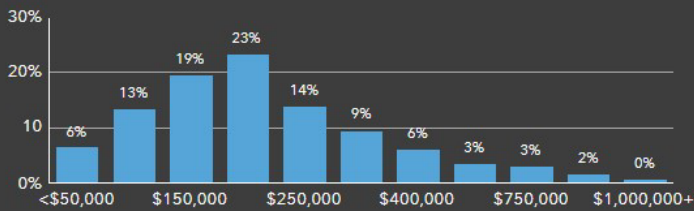




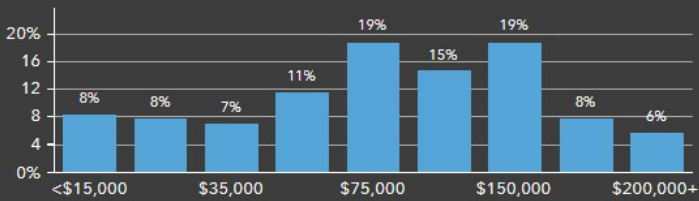
### Mortgage as Percent of Salary



### Home Value



### Household Income



15.2%  
Services

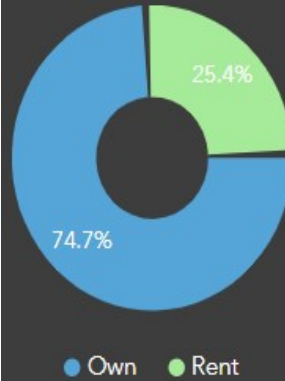


24.9%  
Blue Collar

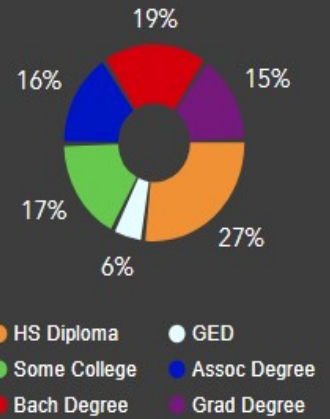


59.8%  
White Collar

### Home Ownership



### Educational Attainment



# DEMOGRAPHICS: 20 Miles

**158,762**

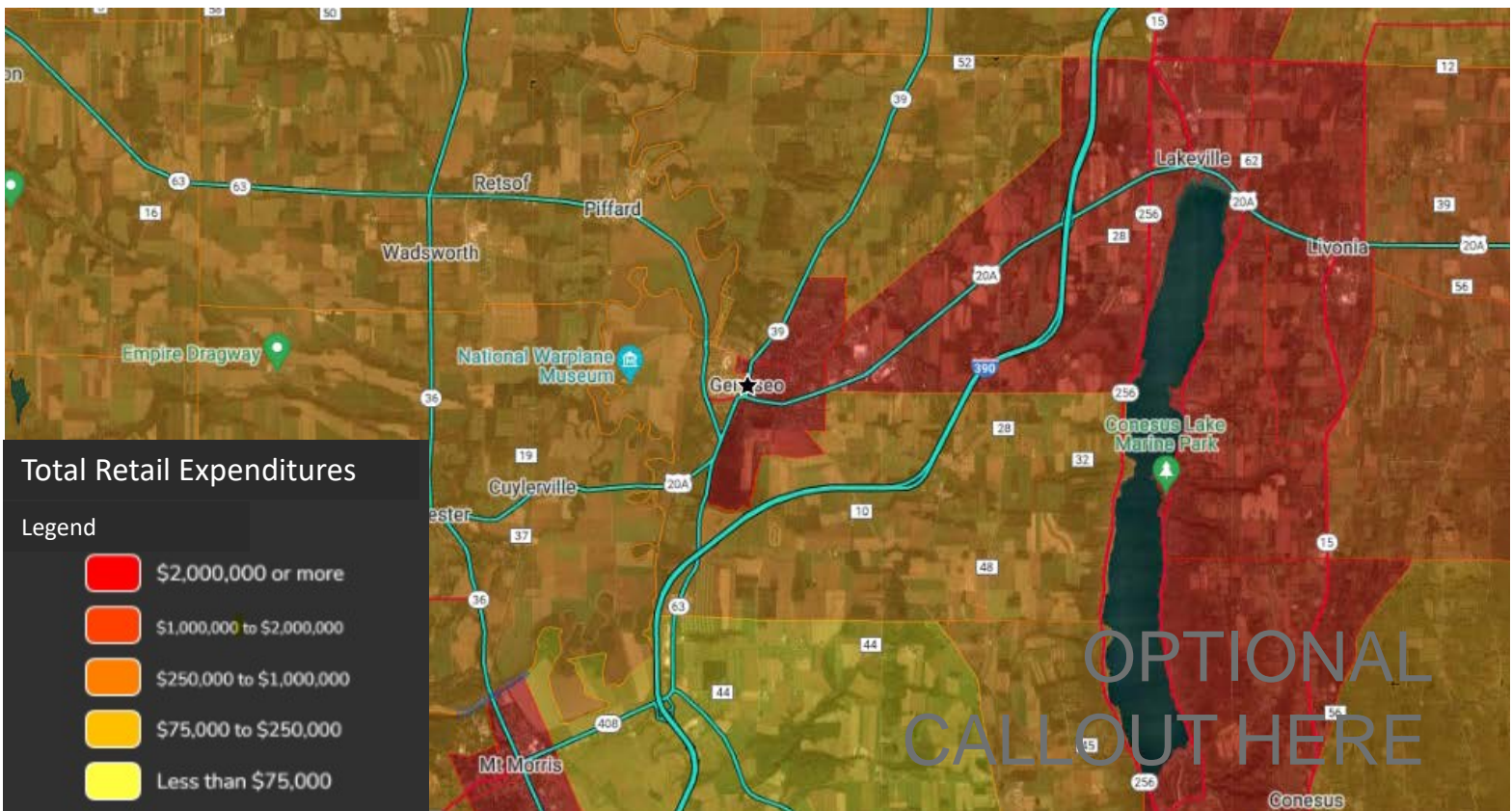
Population

**\$94,621**

Median Household Income

**61,159**

Households



# Volunteer Road: Outlook

## Property Features:

Lot size: 93± Acres

Tax ID Number: 81-1-29.129

Zoning: Mixed use II and Mixed use III

## Available Utilities:

Water- 12" main located on Route 20A and Volunteer Road

Sewer-Located on Volunteer Road

Gas- Main line on Route 20A and a second line on Volunteer Road

## Zoning Details:

**Mixed Use II (MUII).** The purpose of the MUII District is to permit mixed-use developments that meet the community housing and daily commercial service needs of residents, while also providing a transition from the industrial and office uses allowed within the Mixed-Use I and III Districts. The intent of the MUII District is to develop a mix of limited commercial uses with higher density residential uses that create a unique and attractive living environment for all residents and which encourage the development of senior and affordable housing opportunities. Flexibility will be given for developments that promote the overall objectives of the Mixed-Use Districts as a whole

**Mixed Use III (MUIII).** The purpose of the MUIII District is to encourage mixed-use developments that incorporate light industrial, office, and limited commercial uses, while also providing opportunities for upper-floor residential uses. The District shall also serve as the gateway into the Village while travelling along Route 20A. Larger retail, entertainment, recreation, and accommodation uses shall be focused within this District. All development should be campus-like in site design and layout, utilizing existing natural features as public open space where practicable. The intent of the MUIII District is to create a diverse and sustainable economic driver for the Town that not only meets the needs of residents, but also increases their overall quality of life. Flexibility will be given for developments that promote the overall objectives of the Mixed-Use Districts as a whole

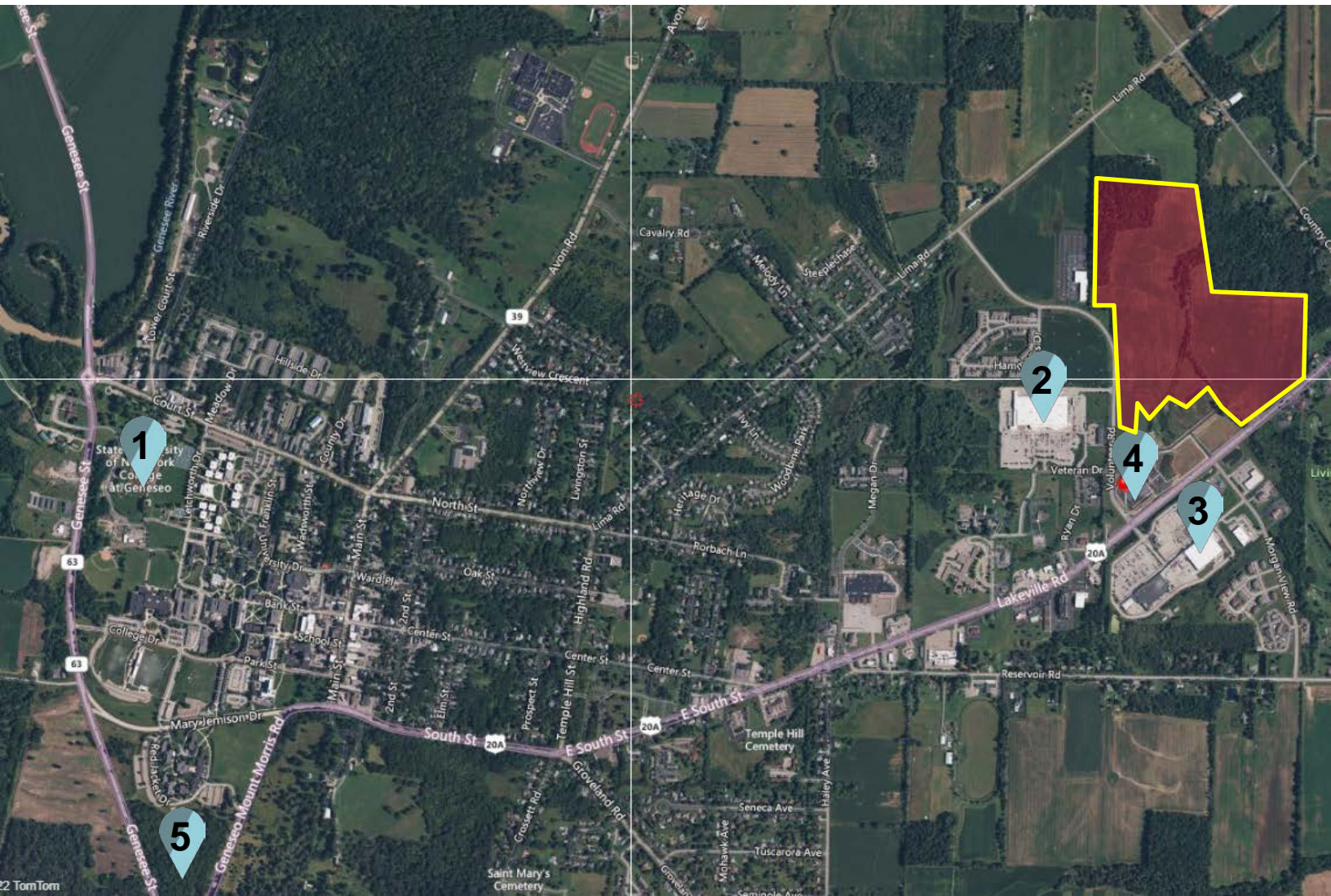


# Geneseo: A Great Place to Live and Shop

The Genesee Valley is a beautiful place to live and work with its scenic views, excellent schools, numerous recreational options and strong economic foundation. Geneseo is the commercial hub that supports customers throughout the Genesee Valley. SUNY Geneseo, a highly recognized SUNY college draws from all over the state for lectures, sporting events, academic functions and cultural events. Access to Geneseo is convenient north and south using interstate 390 and Route 20A. This makes for an ideal bedroom community for those that work in Rochester and the surrounding area.

## Aerial-Main Attractions

- #1 Suny Geneseo
- #2 Walmart
- #3 Wegmans
- #4 Rochester Regional Health
- #5 Letchworth State Park Just south of point on map







Suny Geneseo & The Genesee Valley

# For more Info Contact:

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## Livingston County Resources:

- [Livingston county Chamber of Commerce](#)
- [SUNY Geneseo](#)
- [Grow Livingston County](#)



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