

FOR SALE

1749 West Jefferson Rd Pittsford, NY

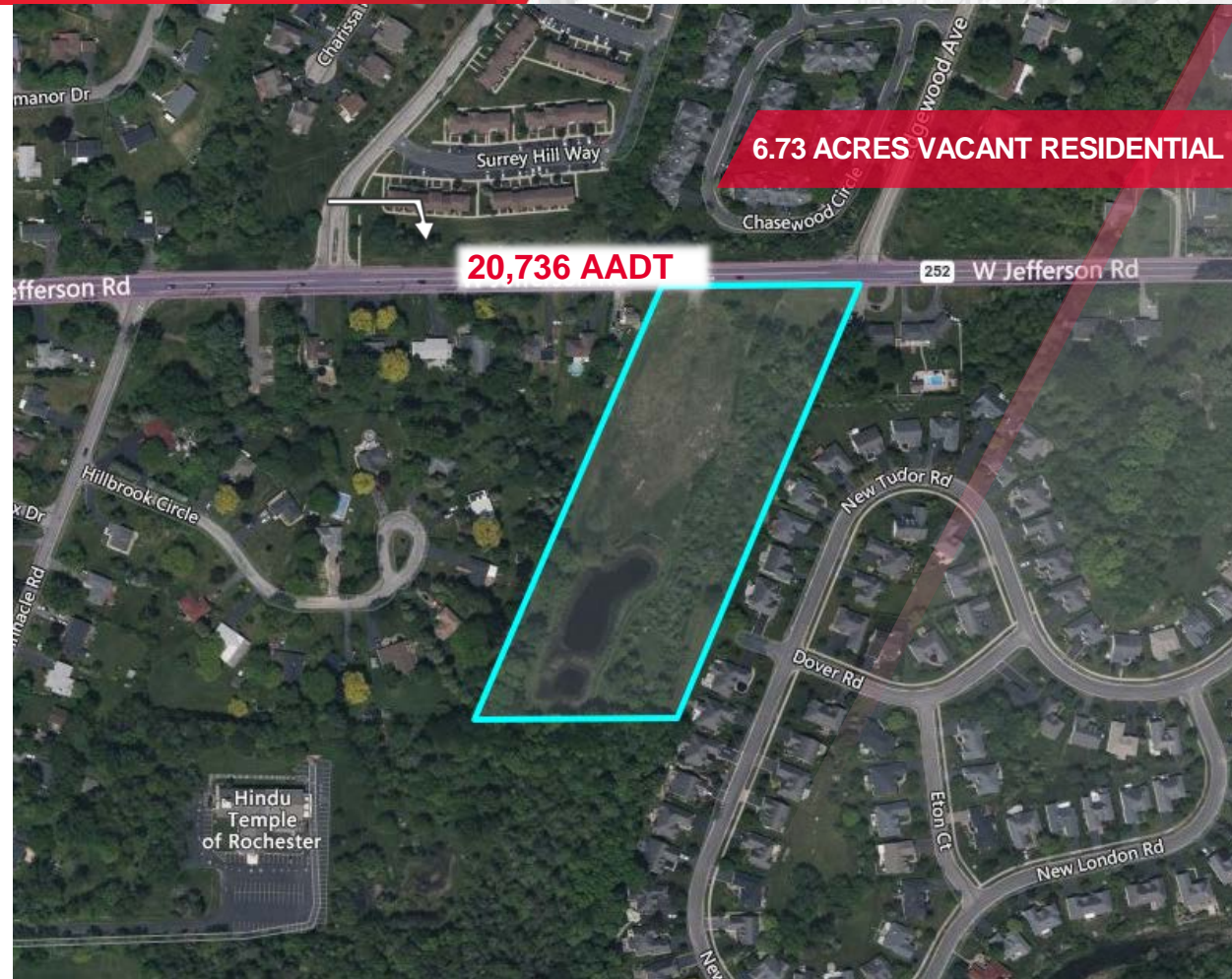


6.73 Acres Available For Sale

Property Highlights

- Previously approved for a 16-unit multifamily development, providing a ready framework for residential projects
- Situated in Pittsford NY, offering strong rent potential in a highly desirable location
- Boasts a daily traffic count of 20,736 offering excellent visibility
- Pittsford consistently ranks among the top locations for high-quality living in Monroe County
- Easy access to major highways allows short commutes to many Rochester destinations
- Close to shopping, dining, schools and recreational facilities
- All utilities available
 - **Asking price: \$125,000 per acre**

Demographic	1 Mile	3 Miles	5 Miles
Population	6,934	42,813	155,983
Households	1,218	14,441	62,658
Median H.H. Income	\$50,367	\$60,214	\$62,643
Source:	ESRI		



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