



FOR SALE

± 35.2 ACRES AVAILABLE | FLEXIBLE OPPORTUNITY

EXCLUSIVE CONTACT

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250 Willowbrook Office Park

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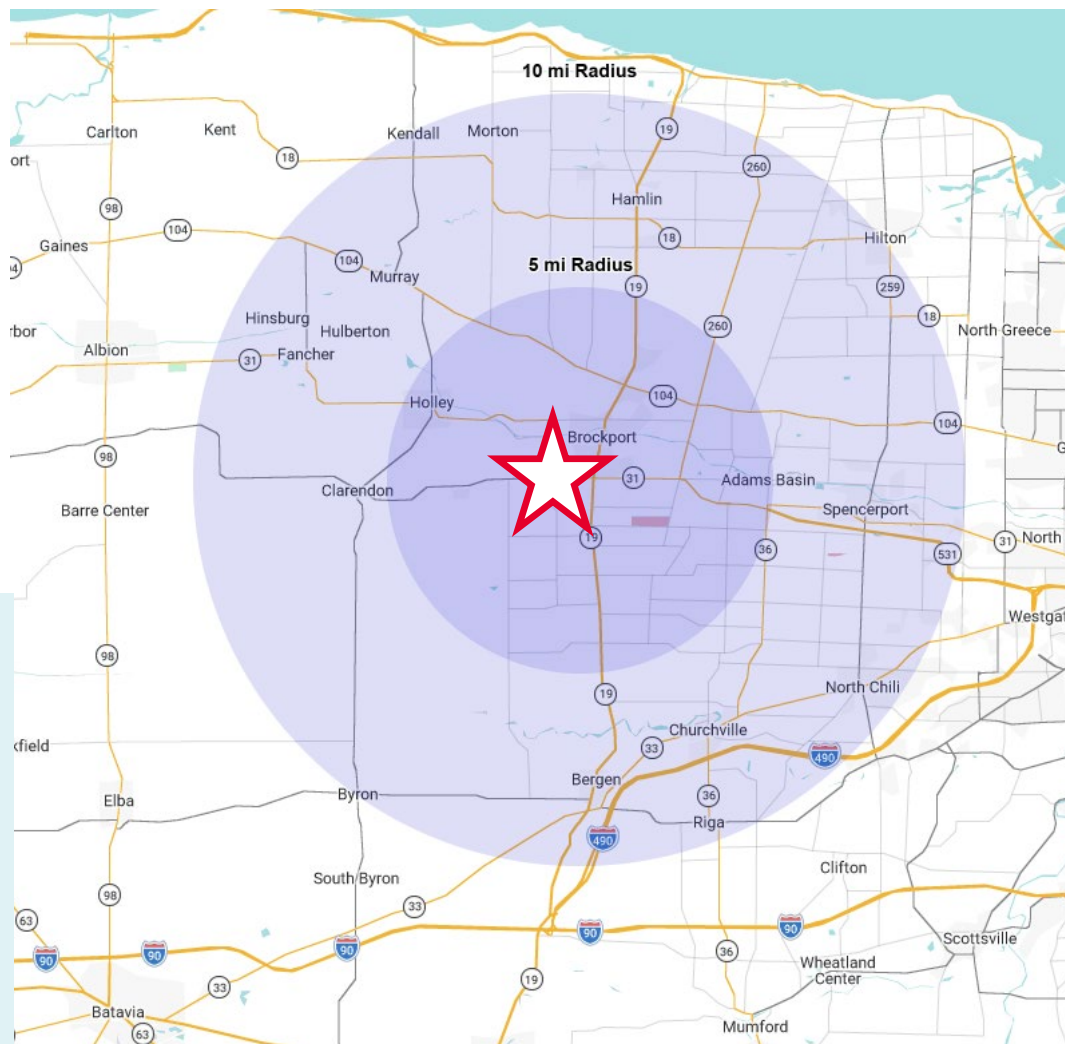
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FOR SALE
Property Highlights

- ± 35.2 acres available for sale in Brockport's primary retail corridor, divisible to ± 11.79 acres
- Flexible opportunity with potential uses including retail, multifamily, mixed-use, and more
- Frontage on both Fourth Section Road and Lake Road
- All utilities available to the site: electric, water, gas, and sewer
- Directly across from Wegmans, Aldi, and Runnings in one of Monroe County's strongest suburban retail nodes
- Minutes from SUNY Brockport and Brockport High School, with strong surrounding residential density

Workforce Data	5 Miles	10 Miles
Total Population	24,352	74,494
Labor Force	12,660	38,980
Median HH Income	\$69,855	\$81,085
Unemployment Rate 16+	3.8%	4.0%
Bachelors Degree +	34.9%	35.1%
Median Age	37.2	42.0


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