

FOR SALE
Property Highlights:

- 7.88-acre development site on Sanford Road North, just west of S. Main Street in Churchville, NY.
- Less than a quarter mile from I-490 Exit 3 with good visibility to over 23,362 cars per day.
- Well situated between the City of Rochester (under 15 minutes) and the NYS Thruway. (approximately 5 minutes to Exit 43)
- Flexible opportunity suited for highway-oriented and auto-dependent uses.
- Positioned along a major traffic arterial at a high-visibility highway interchange.

Demographic Summary	3 Miles	7 Miles
Total Population	5,381	34,728
Total Households	2,371	14,276
Median HH Income	\$95,816	\$90,482
Average HH Income	\$112,404	\$108,088
Total Businesses	164	683
Median Age	46.7	43.2


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