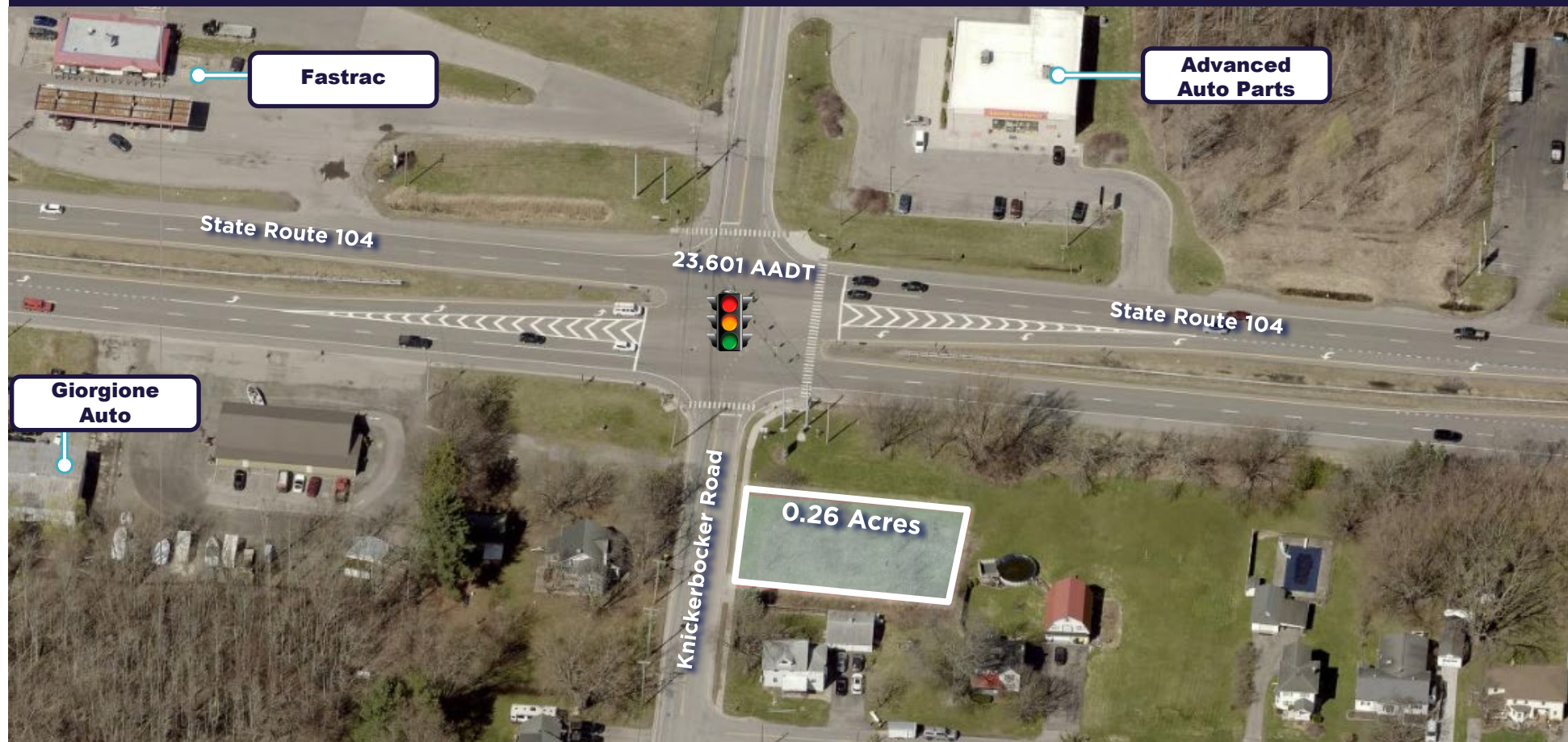




**FOR SALE**

## **± 0.26 ACRES AVAILABLE | FLEXIBLE OPPORTUNITY**

### **EXCLUSIVE CONTACT**

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**CUSHMAN &  
WAKEFIELD**



**Pyramid Brokerage  
Company**

**6284 Knickerbocker Road**  
**Property Information**

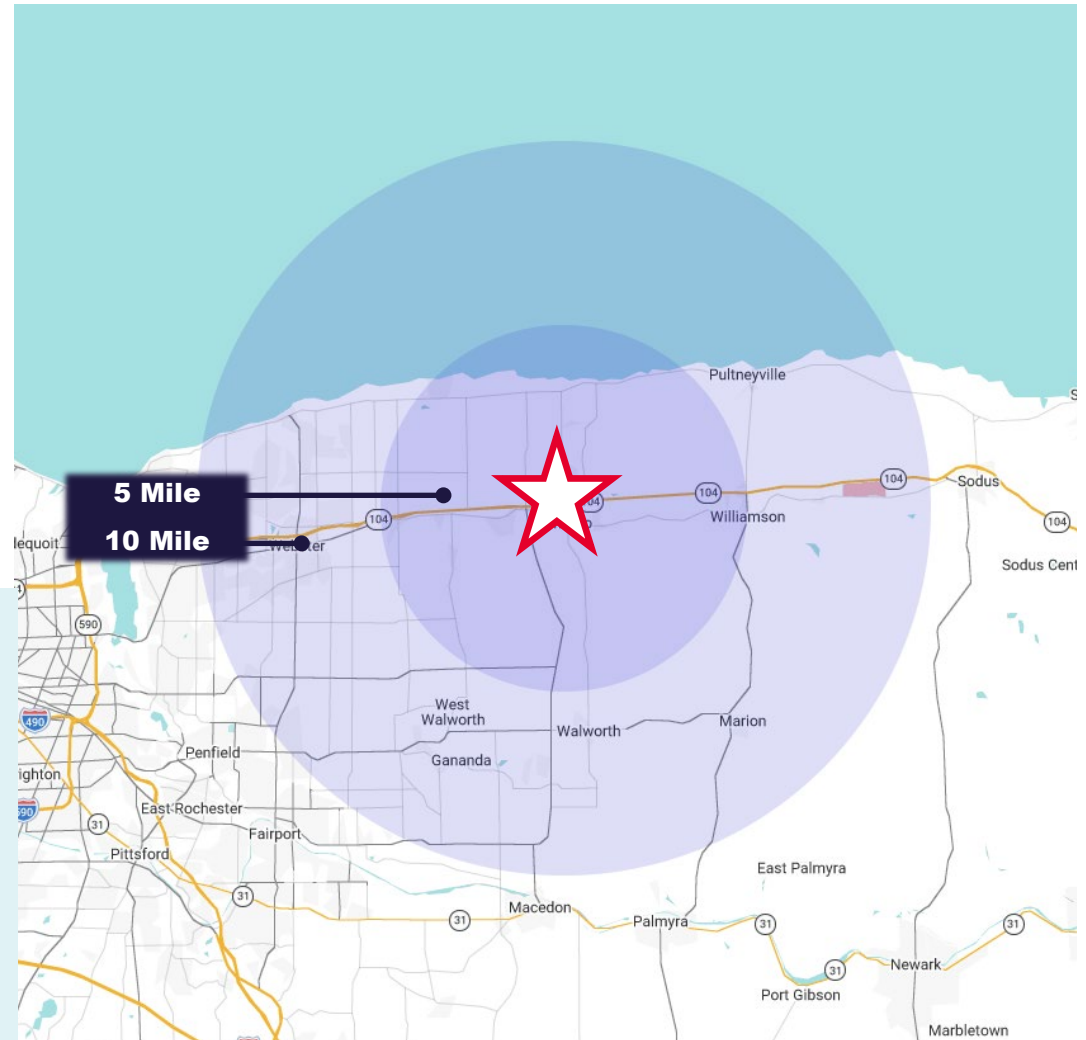
**FOR SALE**

### Property Highlights

- $\pm 0.26$ -acre signalized corner lot at the intersection of Route 104 and Knickerbocker Road in Ontario, NY
- State Route 104 carries 23,601 AADT, providing strong daily visibility at one of the area's most active intersections
- Additional  $\pm 0.25$ -acre adjacent parcel available, with the potential to assemble up to  $\pm 0.50$  acres
- Situated within an emerging retail corridor with neighboring tenants including Advanced Auto, Aldi, Tops, Dunkin, Fast Track, and Subway
- Well suited for a range of retail or service-oriented uses

#### Workforce Data

|                       | 5 Miles  | 10 Miles |
|-----------------------|----------|----------|
| Total Population      | 17,176   | 79,025   |
| Labor Force           | 12,873   | 64,058   |
| Median HH Income      | \$87,153 | \$94,560 |
| Unemployment Rate 16+ | 2.2%     | 2.5%     |
| Bachelors Degree +    | 34.8%    | 43.2%    |
| Median Age            | 45.1     | 45.0     |



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