



FOR SALE

± 1.26 ACRES AVAILABLE | REDEVELOPMENT OPPORTUNITY

EXCLUSIVE CONTACT

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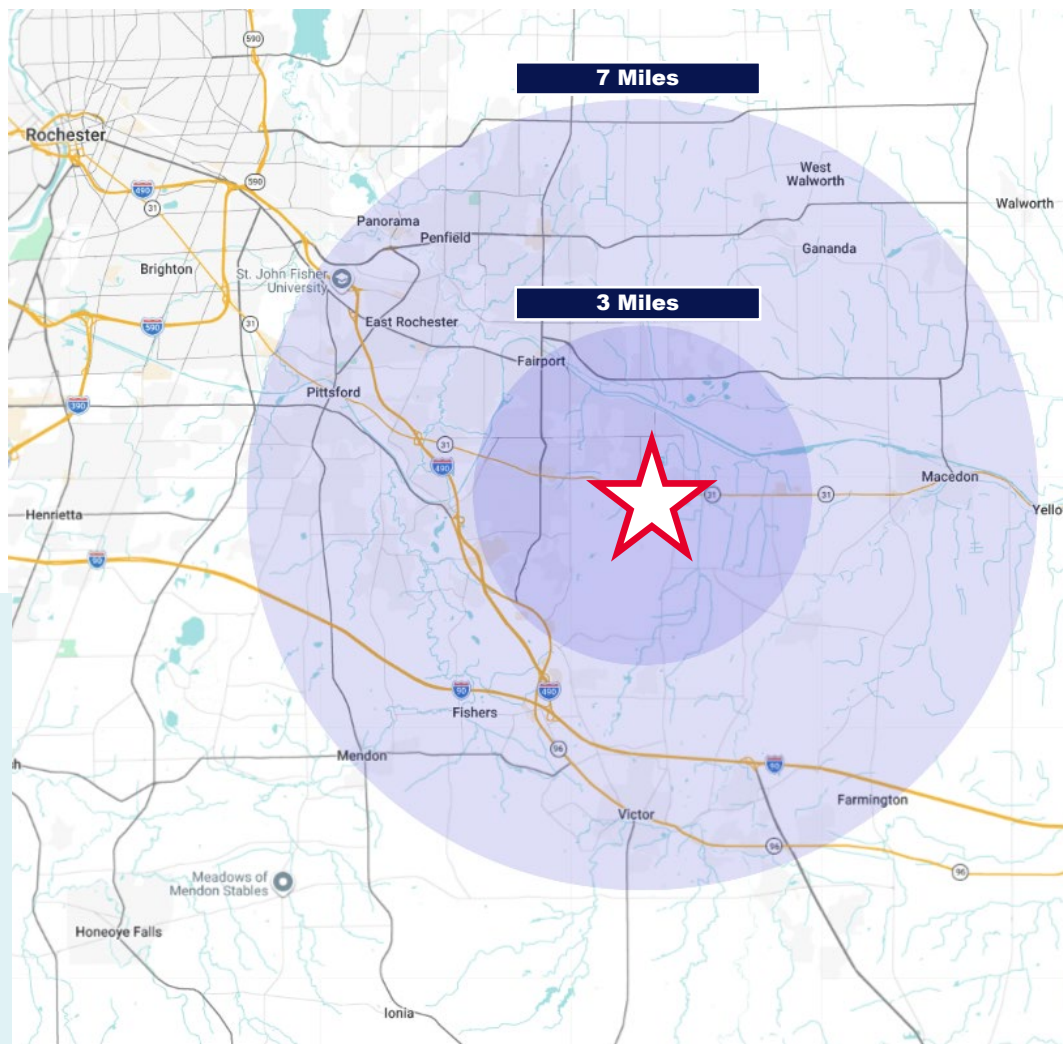
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Property Highlights

- 1.26-acre signalized corner lot at Route 31 and Loud Road in Perinton, NY, available for sale or ground lease.
- Ingress and egress on both Route 31 and Loud Road.
- Well suited for a range of uses including bank, QSR, and freestanding retail.
- Located in one of Monroe County's strongest suburban retail corridors
- Pittsford-Palmyra Road (Route 31) carries 19,324 AADT, with an additional 966 AADT on Loud Road and 4,268 AADT on Mason Road.
- Neighboring businesses include Marks Pizzeria, Egypt Fire Department, Northern Stone and Design Center, and Perinton Masonry, and Salt Brewery.

Workforce Data	3 Miles	7 Miles
Total Population	27,765	128,575
Labor Force	15,459	69,149
Median HH Income	\$116,058	\$103,628
Unemployment Rate 16+	4.0%	3.1%
Bachelors Degree +	63.6%	59.5%
Median Age	37.2	42.0


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