

**FOR SALE**

± 0.86 ACRE DEVELOPMENT OPPORTUNITY | FAIRPORT, NY

EXCLUSIVE CONTACT**Hunter Smith****Real Estate Salesperson****+1 585 248 9426 ext. 328****hsmith@pyramidbrokerage.com**

250 Willowbrook Office Park

Fairport, New York 14450

+1 585 248 9426**pyramidbrokerage.com**

FOR SALE
Property Highlights

- ±0.86 acre development site on Pittsford Palmyra Road in Fairport, NY, available for sale
- All public utilities available at the site: water, sewer, gas, and electric (Fairport Electric)
- High visibility and frontage on Pittsford Palmyra Road, 18,709 AADT
- Positioned directly across from Town Center Plaza
- Surrounded by established retail, dining, and service tenants including Firestone, Exxon, Chakara Sushi & Bar, Perinton Pizza Emporium, and Saks Thai Cuisine
- Adjacent uses include Woodlands Senior Apartments and Park Ave Day Care East

Workforce Data

	3 Miles	7 Miles
Total Population	30,643	72,529
Total Households	12,920	29,922
Median HH Income	\$142,227	\$131,035
Daytime Population	32,724	73,014
Bachelors Degree +	63.4%	62.4%
Median Age	46.6	46.7


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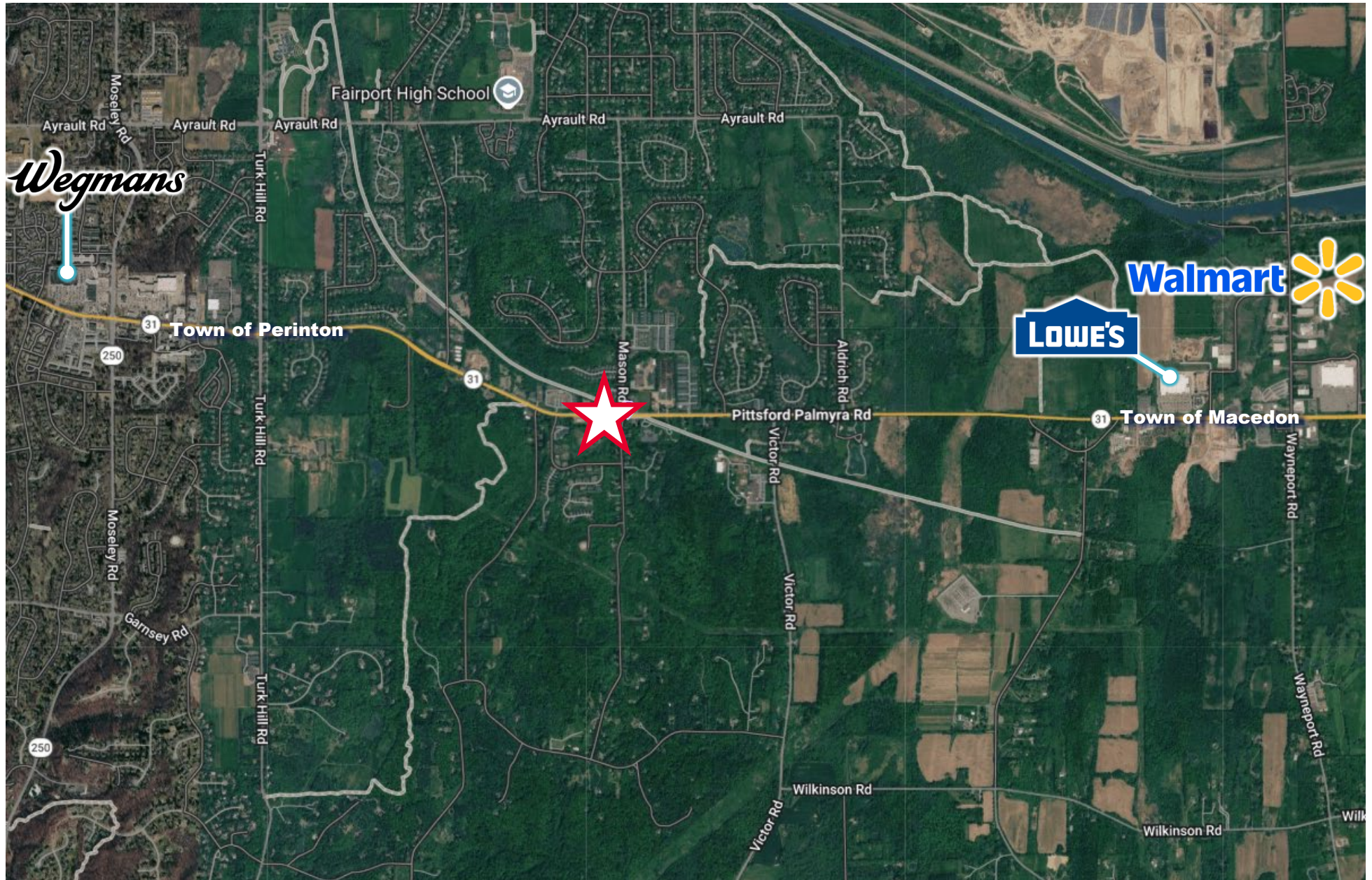


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7383 Pittsford-Palmyra Road
Market Aerial



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