



FOR SALE

7,335 ± SF FLEXIBLE RETAIL OPPORTUNITY | BROCKPORT, NY

EXCLUSIVE CONTACT

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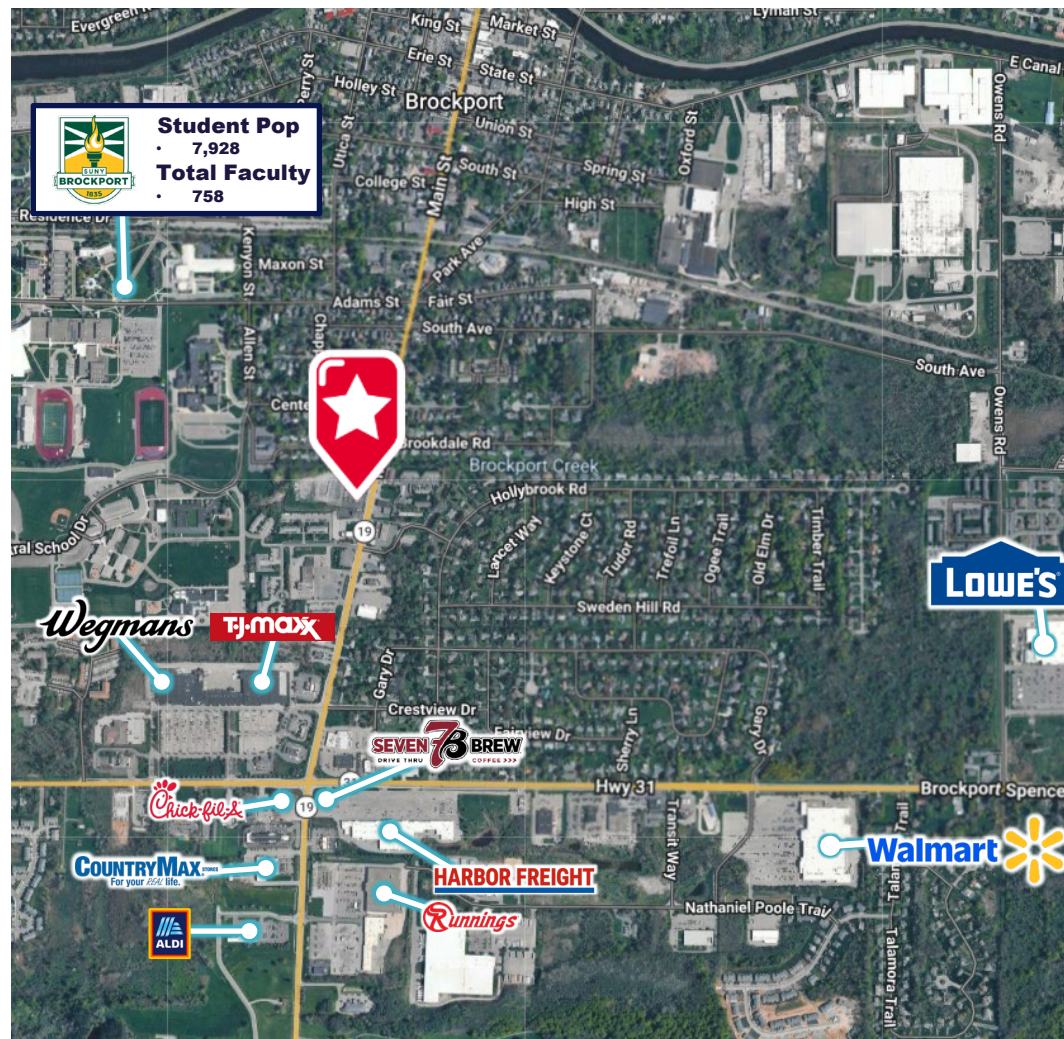
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FOR SALE
Property Highlights

- ±7,335 SF freestanding building on ±6.39 acres at 4577 Lake Road in Brockport, NY, available for sale
- Former new car dealership, second-generation automotive space with building signage in place
- ±300 parking spaces on well-maintained blacktop
- ±400 feet of road frontage on Lake Road
- Approximately one minute from the Lake Road and Route 31 intersection, which sustains a traffic count of 25,241 AADT
- Established retail corridor with nearby national and regional tenants including Wegmans, Walmart, Lowe's, Aldi, Chick-fil-A, Tractor Supply, Runnings, Country Max, and 7 Brew Coffee

Drive Time Summary

Rt-531	4.7 Miles (9 Min)
West Ridge Road	2.1 Miles (8 Min)
Downtown Rochester	18.9 Miles (25 Min)
I-490	12.8 Miles (16 Min)


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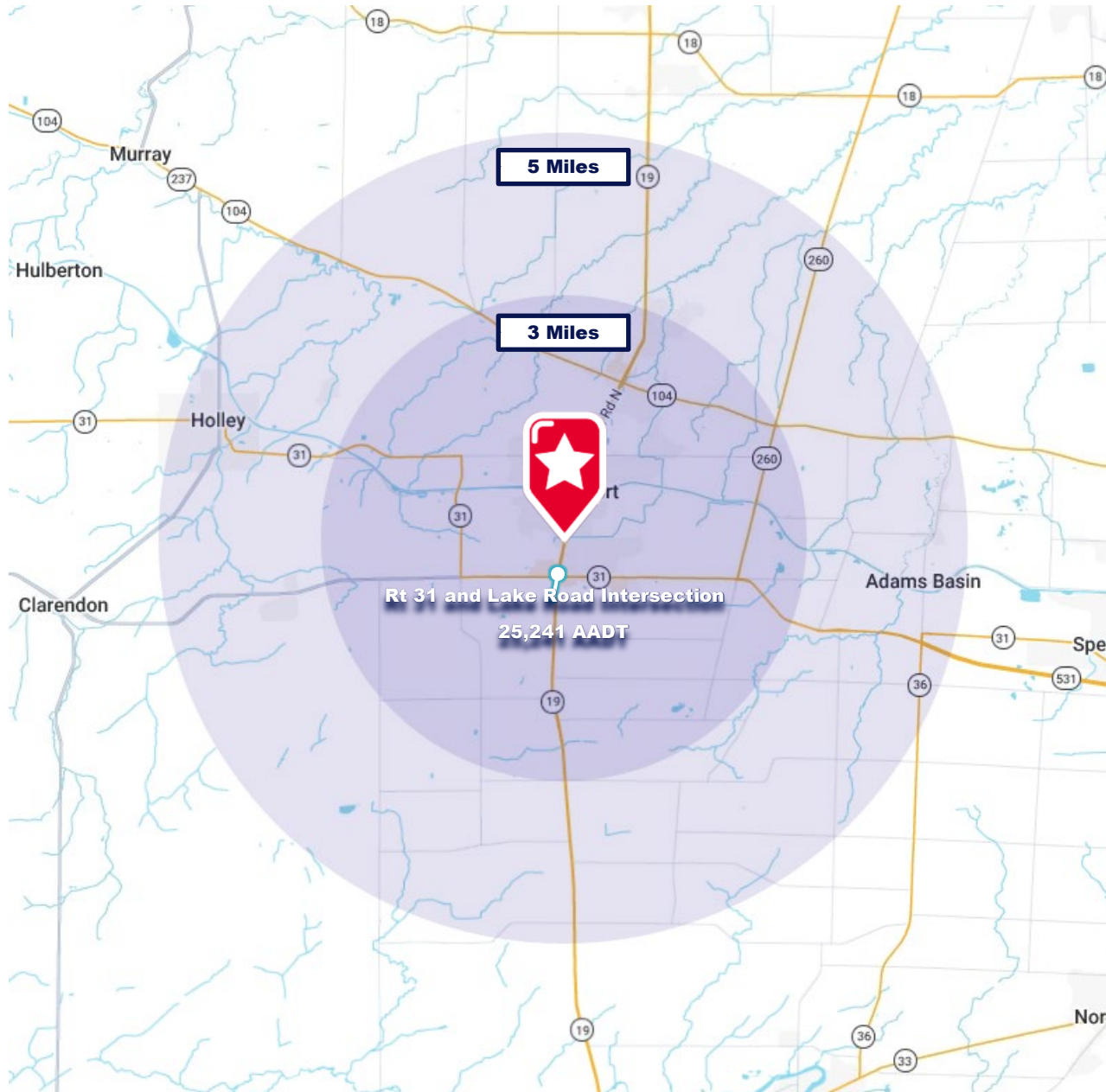
CUSHMAN &
WAKEFIELD



Pyramid Brokerage
Company

4577 - 4595 Lake Road

Market Overview



Nearby Retailer Visitation

Retailer Overview	Annual Visits
Bill Gray's	183.9K
Sweden Corners	1.2M
Wegmans Plaza	2.7M
SUNY Brockport	2.2M
Source:	Placer A.I.

Demographics



Population

16,323	25,012
3 Miles	5 Miles



Households

6,536	10,240
3 Miles	5 Miles



Median HH Income

\$78,185	\$84,160
3 Miles	5 Miles



Labor Force

8,652	13,083
3 Miles	5 Miles