

RETAIL DEVELOPMENT SITES

Lake Road & Fourth Section Road
Brockport, NY 14420



AVAILABLE OPPORTUNITIES

Three sites available as an assemblage up to 37.81 acres or separately:

1) 23.39 Acres

Frontage/access on Fourth Section Road

2) 11.79 Acres

Frontage/access on Lake Road

3) 2.63 Acres

Frontage/access on Lake Road

At traffic light

PROPERTY HIGHLIGHTS

- In the center of the Brockport trade area with proximity to major retailers such as Wegmans, TJ Maxx, Runnings, Big Lots, Aldi and much more
- Over 26,000 people within 5 miles (not served by another retail area within this radius)
- Minutes from Brockport High School (1,070 +/- students) and SUNY Brockport (8,200 +/- students)
- Retail Commercial B-1 Zoning

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MARKET AERIAL



DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Miles	5 Miles
Population	4,350	16,243	26,046
Daytime Population	6,149	16,554	24,123
Households	1,867	5,920	9,744
Average Household Income	\$76,931	\$72,529	\$77,323



541
Businesses



8,628
Employees



\$156,016
Median Home Value



30.9
Median Age

3-Mile Demographics

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Information is correct to be the best of our knowledge but is not guaranteed for accuracy.