

**For Sale OR For Lease - Lake Rd & Fourth Section Rd - Negotiable Price  
Lake Rd, Brockport, New York 14420**



**Listing Contact - 1**



**Janell Vanegas  
Principal**

**NYS Licensed Real Estate Broker**  
2815 Monroe Ave, Rochester, New York  
14618  
Work: 585-615-1102  
Mobile: 585-615-1102  
**Venture Brokerage Group**



**Description**

Prime development site located 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. 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 • 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

| <b>Basic Information</b> |             |
|--------------------------|-------------|
| Price:                   | Negotiable  |
| Property Type:           | Land        |
| Available Space:         | 37.81 SF    |
| Lot Size:                | 37.81 Acres |
| REC Listing ID:          | COM361      |

| <b>Details</b>         |             |
|------------------------|-------------|
| <b>Listing Details</b> |             |
| Lot Size:              | 37.81 Acres |

\*No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.