



AVAILABLE OPPORTUNITY

- » FOR SALE OR LEASE
- » Vacant Land- 1.1 Acre Site

PROPERTY HIGHLIGHTS

- » Excellent development opportunity with multiple potential uses in General Business zoning
- » Situated right next to Walgreens & within close proximity to popular retailers such as Big Lots, Tops & McDonald's
- » Convenient access to traffic light via Ontario Center Road
- » Prime location right on Route 104 just South of Lake Ontario
- » Traffic Counts: 21,309 VPD on Route 104



FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS
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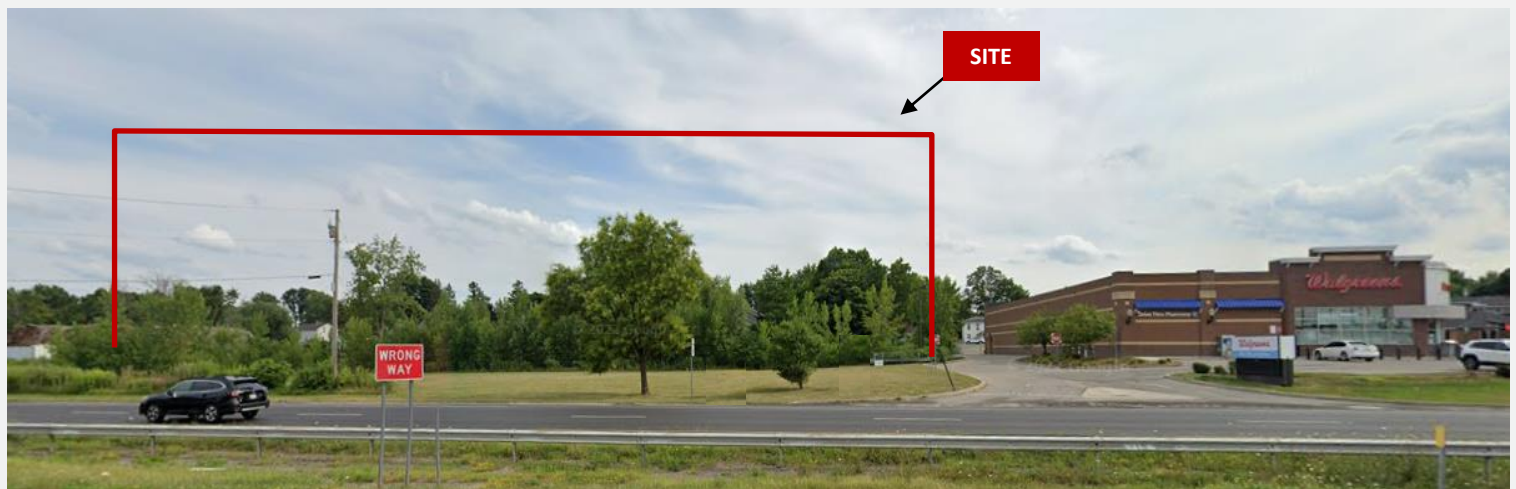
ONTARIO DEVELOPMENT SITE

1558 ROUTE 104

Ontario, NY 14519



SITE PHOTOS



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NEW YORK STATE ROUTE 104
(PUBLIC HIGHWAY - NORTH VANNESS)

ONTARIO CENTRAL EXPRESSWAY (150 FEET WIDE)

RIDGE ROAD (66 FEET WIDE)

LEGEND

—	Property Line
—	Easement Line
—	Water Line
—	Gas Line
—	Telephone Line
—	Electric Line
—	Drainage Ditch
—	Chain Line Fence
—	Wood Pile
—	Utility Pole
—	Utility Pole w/ Light
—	Light Pole
—	Street Sign Pole
—	Controller
—	Variable Rate
—	Pavement Traffic Signal
—	Utility Manhole
—	Manhole
—	Structure
—	Drainage
—	Water Gate
—	Gate
—	Monitoring Well
—	Other Cap
—	Barrel
—	Gate
—	Drainage Pipe
—	Grassless Area

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MARKET AERIAL



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DEMOGRAPHICS



DEMOGRAPHICS SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	1,738	8,664	16,573
Daytime Population	1,833	6,130	12,598
Households	734	3,614	6,706
Average Household Income	\$100,937	\$97,972	\$105,749



272
Businesses



2,445
Employees



\$188,386
Median Home Value



44.6
Median Age

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