

DEVELOPMENT SITE

799 Holt Road
Webster, NY 14580



VENTURE
BROKERAGE GROUP



AVAILABLE OPPORTUNITY

- 65.7+/- Acres
- Development opportunity just off Route 104
- OP (Office Park) Zoning
- Close to Towne Center, Wegmans, office parks and more

PROPERTY HIGHLIGHTS

- Adjacent to major retail plaza in the heart of Webster
- Offering 2 parcels of land
- Ideal for office, industrial, retail, medical or multi-family



2815 Monroe Avenue
Rochester, NY 14618
www.VentureBrokerageGroup.com

Janell Vanegas | Licensed Real Estate Broker
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Information is correct to be the best of our knowledge but is not guaranteed for accuracy.

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MARKET AERIAL



DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Miles	5 Miles
Population	5,306	39,305	69,048
Daytime Population	6,908	37,144	62,784
Households	2,327	16,557	29,129
Average Household Income	\$81,107	\$81,700	\$83,176


1,074
Businesses


14,569
Employees


\$212,771
Median Home Value


44.5
Median Age

3-Mile Demographics

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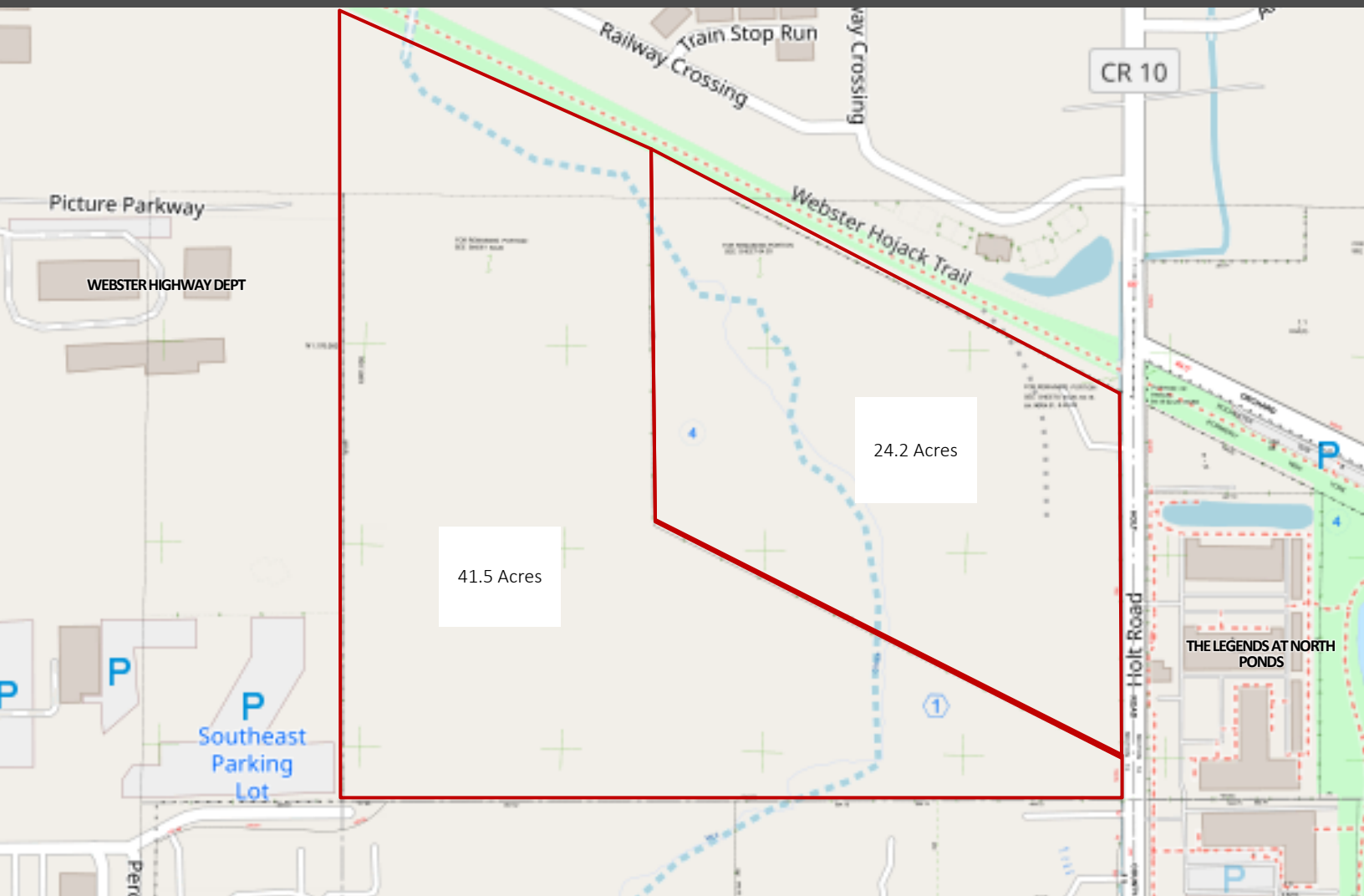
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TAX MAP



LOCATION HIGHLIGHTS

- In the middle of the growing Webster community
- Within 1 mile of Wegmans, Target and Route 104
- Close proximity to Webster Schools (high school enrollment: over 2,700 students)
- 4.5 miles from Baytowne Plaza
- Within 3 miles of scenic Lake Ontario



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