

FARMINGTON RETAIL/OFFICE DEVELOPMENT

Auburn Junction • New Construction

6061 Carmens Way
Farmington, NY 14425



VENTURE
BROKERAGE GROUP



AVAILABLE OPPORTUNITIES

- FOR LEASE
- 9,098 SF Available in existing building
- 4,800 SF potential pad site
- 3,500 SF potential pad site
- Ideal for retail, office & medical
- Brand new retail/office development completed Spring 2023

PROPERTY HIGHLIGHTS

- Will customize space to suit Tenant's needs
- Excellent access to Route 332 business corridor at signalized entrance
- Located in the growing Farmington submarket
- 1.5 miles from the Route 332/Route 96 intersection
- Traffic counts over 21,400 VPD



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

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

Janell Vanegas | Licensed Real Estate Broker

585.615.1102 (c)

Janell@VentureBrokerageGroup.com

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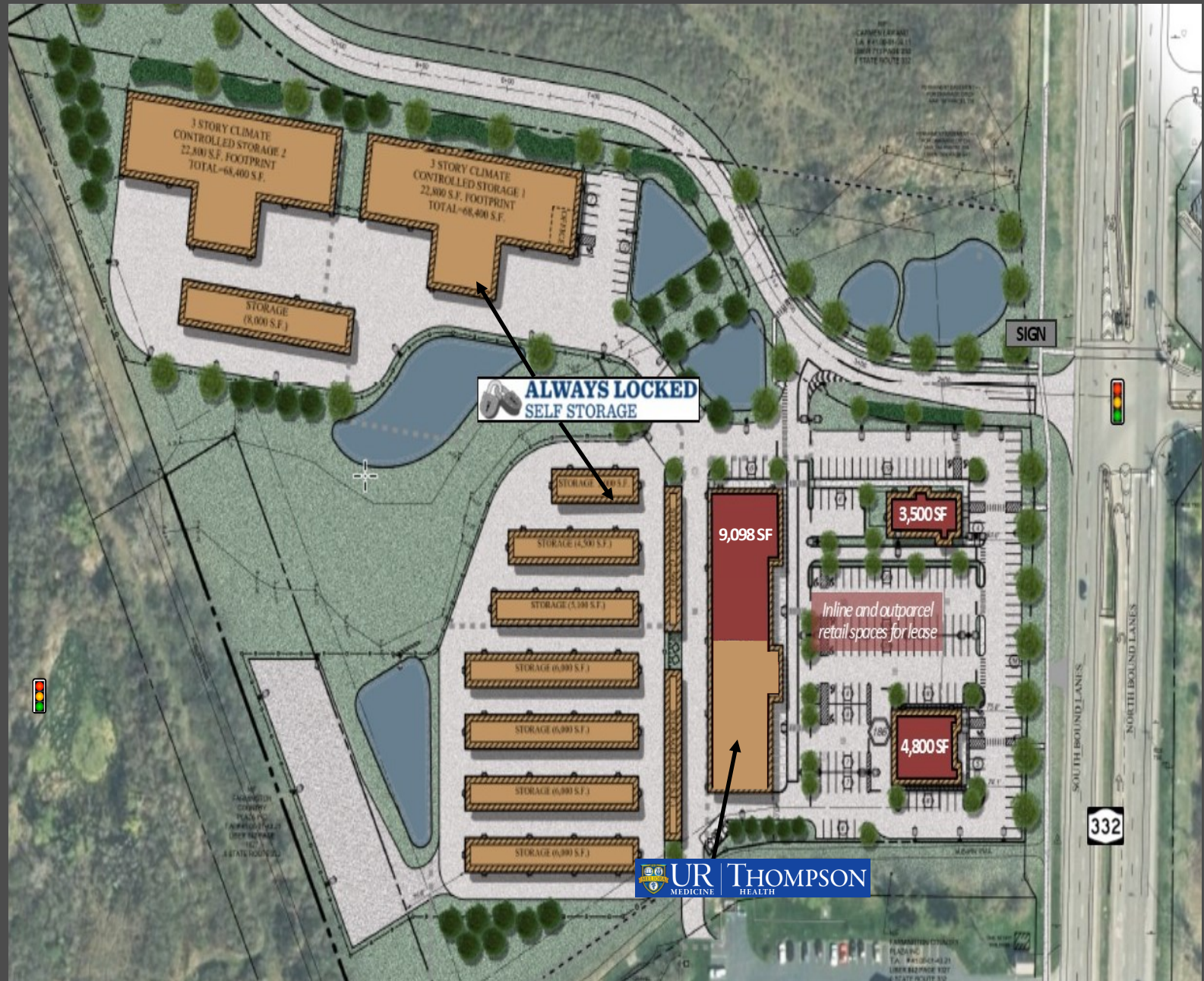
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SITE PLAN



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MARKET AERIAL



DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Miles	5 Miles
Population	4,767	15,073	30,903
Daytime Population	2,726	13,326	25,101
Households	1,769	6,227	11,786
Average Household Income	\$89,907	\$86,827	\$94,539



388

Businesses



6,777

Employees



\$157,043

Median Home Value



38.4

Median Age

3-Mile Demographics



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