

COMMERCIAL LAND AVAILABLE

E State Street
Sherrill, NY 13461

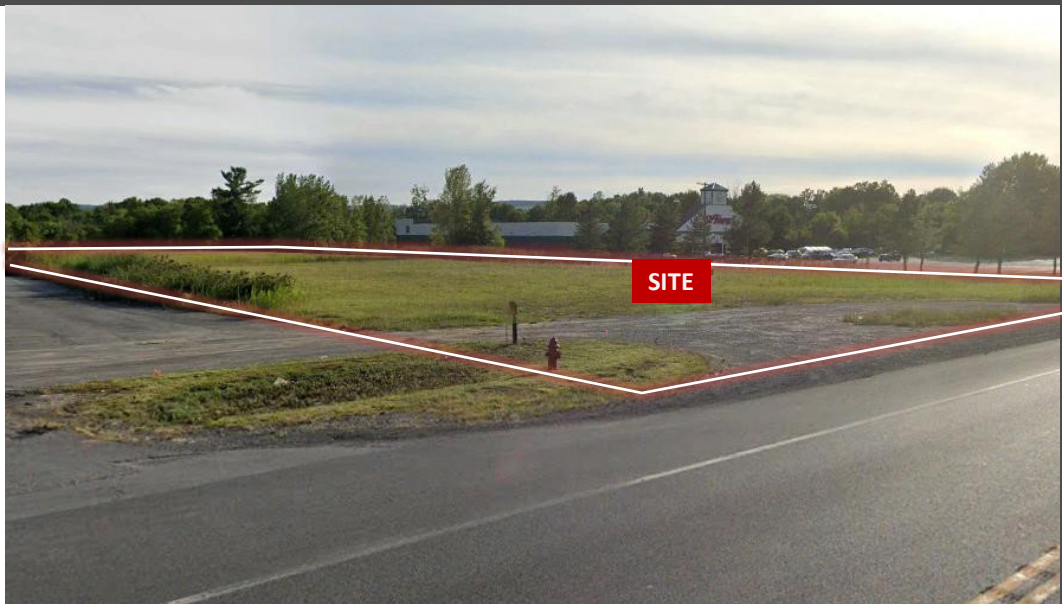


AVAILABLE OPPORTUNITY

- 7.16 +/- Acres
- For Sale: \$275,000

PROPERTY HIGHLIGHTS

- Located between Tops Plaza & Dollar General
- Approximately 5 miles south of Turning Stone Casino & Resort
- Zoning allows for a wide variety of uses



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

Valerie Vincent | Licensed Real Estate Associate Broker
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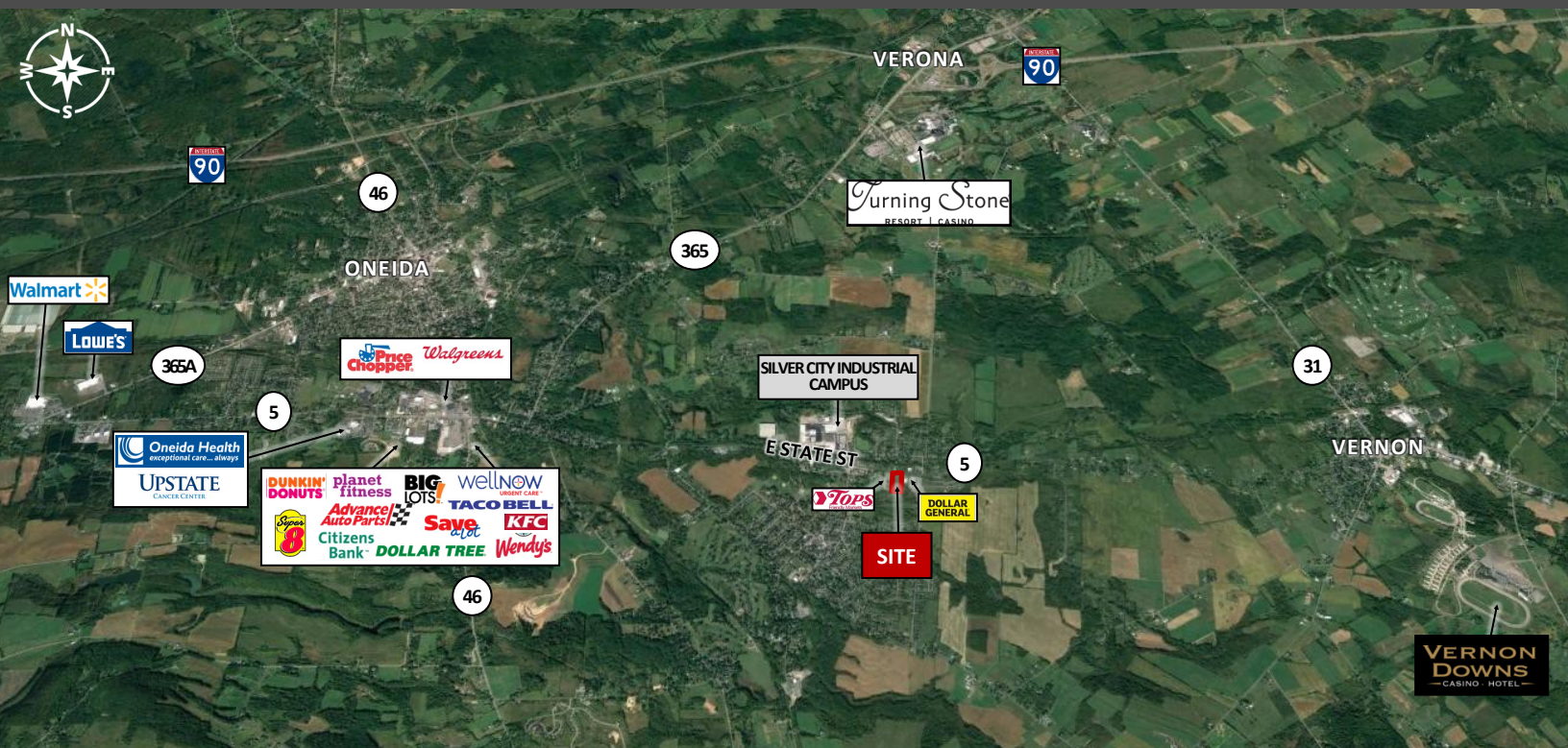
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MARKET AERIAL



DEMOGRAPHIC SNAPSHOT

	3 Miles	5 Miles	10 Miles
Population	9,051	21,285	49,506
Daytime Population	11,711	24,745	47,089
Households	3,835	8,938	18,443
Average Household Income	\$83,955	\$73,778	\$76,506



301
Businesses



6,260
Employees



\$140,612
Median Home Value



45.4
Median Age

3-Mile Demographics



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