

# GATES DEVELOPMENT OPPORTUNITY

## 3895 Lyell Road

Rochester, NY (Town of Gates) 14606

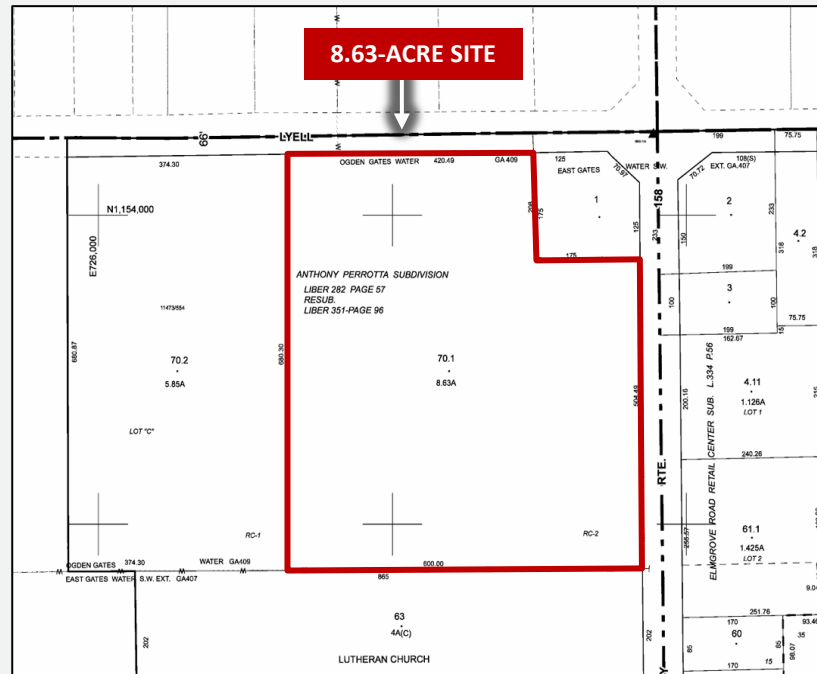


### AVAILABLE OPPORTUNITY

- » FOR SALE: \$1.25M
- » 8.63-acre vacant commercial lot

### PROPERTY HIGHLIGHTS

- » Prominent corner location with strong frontage on Lyell Road & Elmgrove Road (County Route 158)
- » Large-scale development site offering exceptional visibility, accessibility, and flexibility for a variety of commercial uses
- » Less than 1 mile from Route 531 and approximately 2 miles from Interstate 490 providing convenient connectivity
- » Located within the Neighborhood Business Zoning District, supporting a broad range of uses such as retail, office, restaurant, mixed-use & more
- » Flexible potential site layout supports future expansion and phased development



### FOR MORE INFORMATION, PLEASE CONTACT:



**JEFFREY DICESARE**  
Licensed Real Estate Salesperson  
585.503.4929(c)  
[Jeffrey@VentureBrokerageGroup.com](mailto:Jeffrey@VentureBrokerageGroup.com)

3895 Lyell Road

Rochester, NY (Town of Gates) 14606



VENTURE BROKERAGE GROUP

MARKET AERIAL



FOR MORE INFORMATION, PLEASE CONTACT:



**JEFFREY DICESARE**  
 Licensed Real Estate Salesperson  
 585.503.4929(c)  
[Jeffrey@VentureBrokerageGroup.com](mailto:Jeffrey@VentureBrokerageGroup.com)

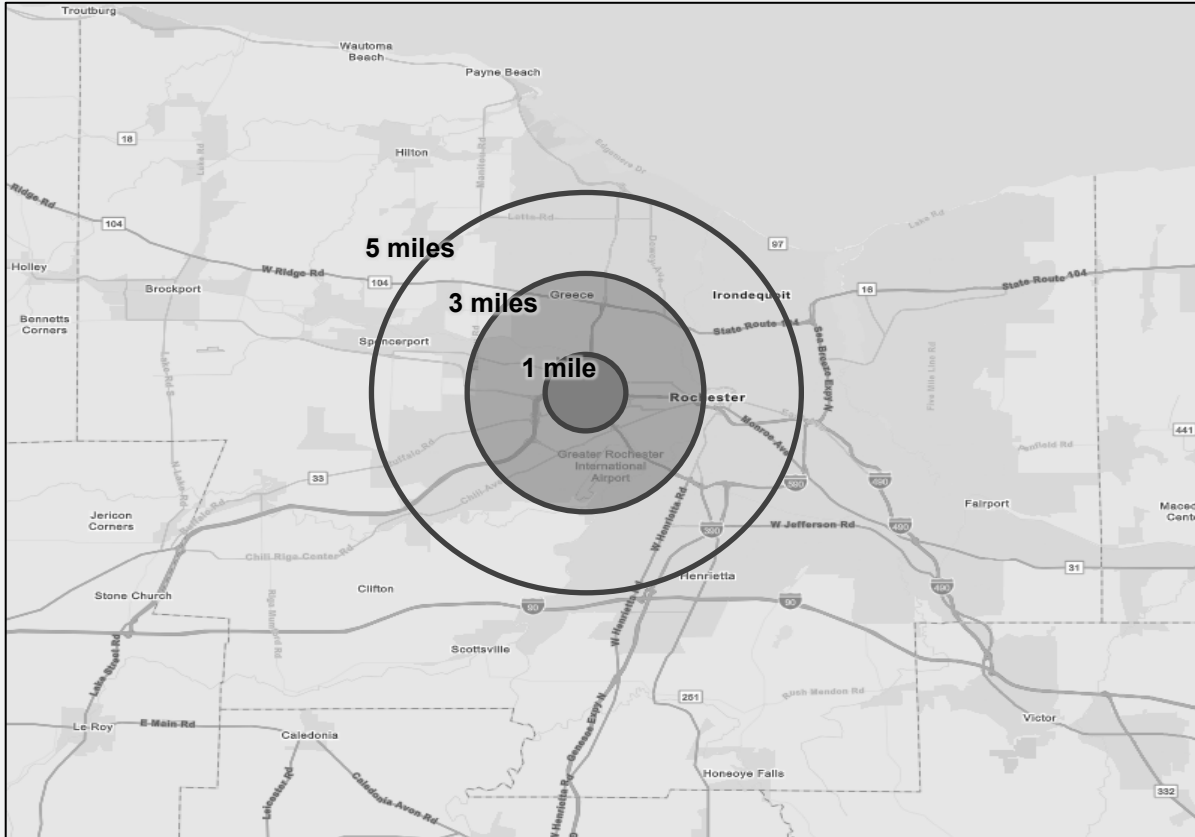


3895 Lyell Road

Rochester, NY (Town of Gates) 14606

**VENTURE**  
BROKERAGE GROUP

**DEMOGRAPHICS**



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	5,728	40,095	138,692
Daytime Population	5,119	49,758	149,506
Households	2,568	18,056	59,626
Average Household Income	\$93,789	\$93,081	\$89,048



**1,661**  
Businesses



**33,637**  
Employees



**\$193,238**  
Median Home Value



**44.8**  
Median Age

**FOR MORE INFORMATION, PLEASE CONTACT:**



**JEFFREY DICESARE**  
Licensed Real Estate Salesperson  
585.503.4929(c)  
[Jeffrey@VentureBrokerageGroup.com](mailto:Jeffrey@VentureBrokerageGroup.com)