

1286 Blossom Drive

Victor, NY 14564



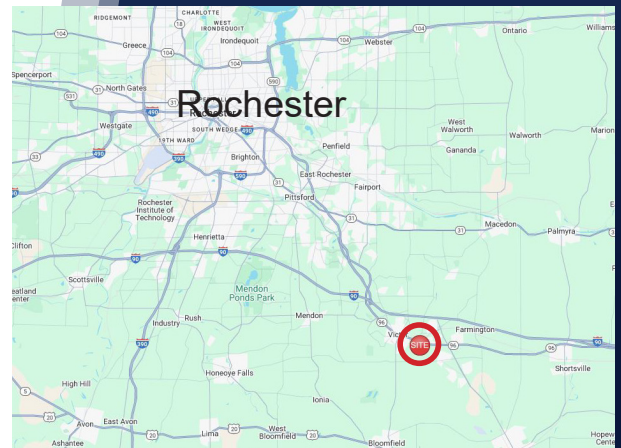
Space Available Lease



Overview

This 7,160 SF office/medical building is ideally located just one mile from the Village of Victor. Situated on Blossom Drive, right off Route 96 (Victor Manchester Road), with approximately 18,000 vehicles passing daily.

The property offers close proximity to I-90 (New York State Thruway), which sees about 100,000 vehicles per day. Nearby retailers include Tops Friendly Markets, Dollar Tree, Dollar General, and ALDI.



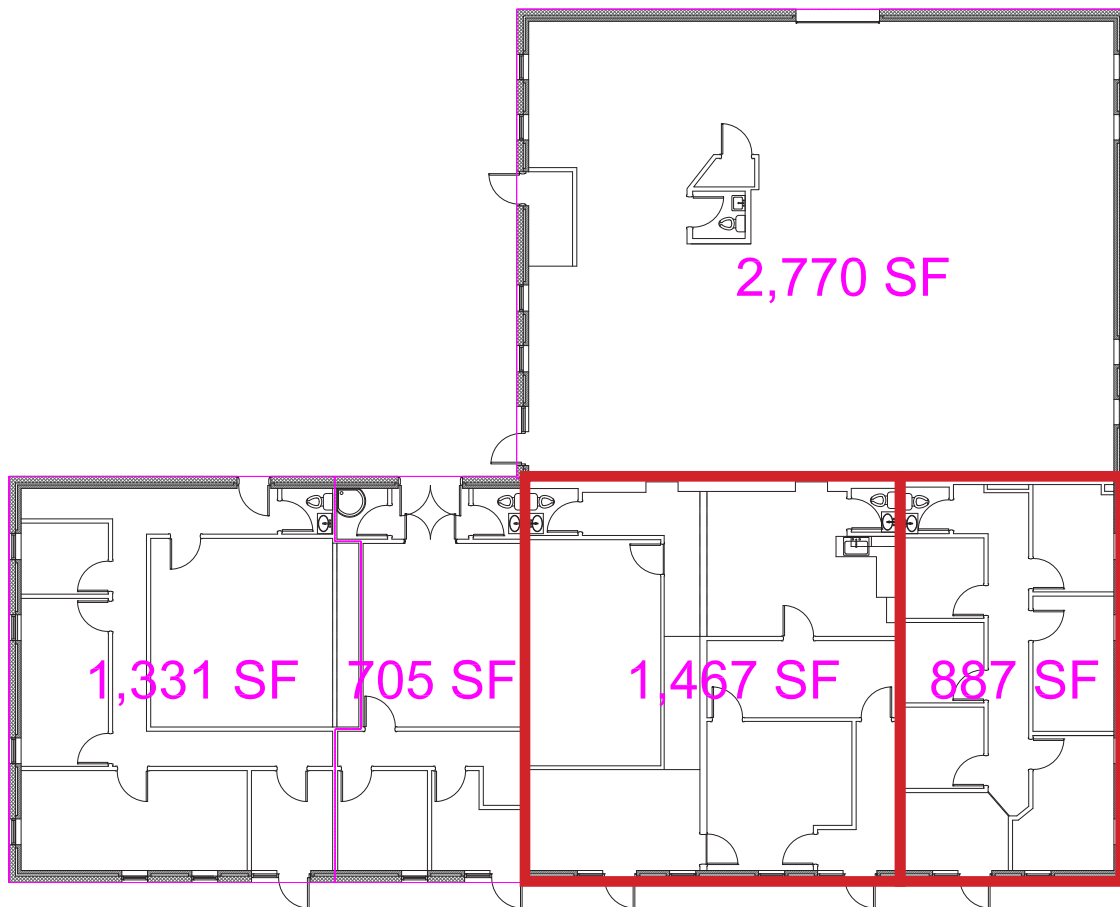
Highlights

- Ideal Office or Medical Space
- Close to I-90
- Recently Renovated in 2019
- Ample Parking





Demographics	1 Mile	3 Mile	5 Miles
Population	3,750	20,250	31,414
Households	1,717	8,514	13,011
Average HH Income	\$105,989	\$123,196	\$136,861
Average Age	43.4	41.1	42.0



Building Relationships. Creating Spaces.