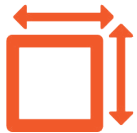


FOR SALE

4 E MAIN ST, WEBSTER, NY 14580



7,758 ±
SF AVAILABLE



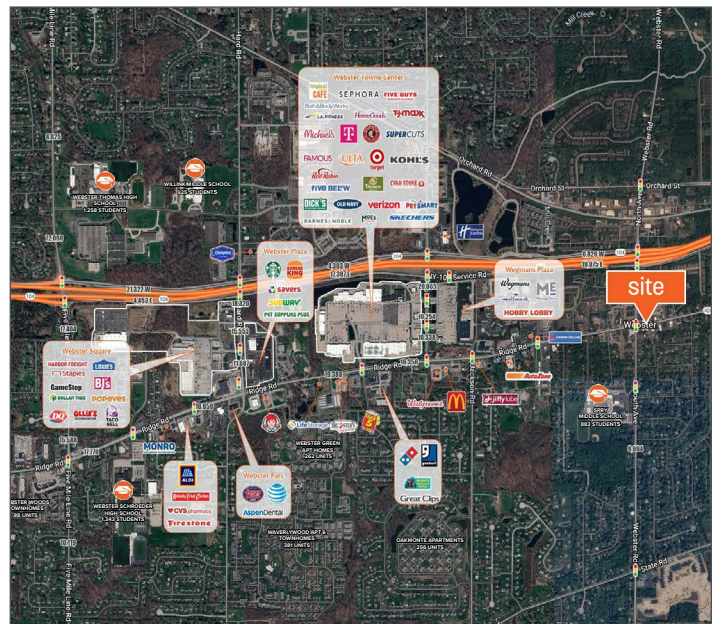
17,556
VEHICLES PER DAY



\$799,000
LIST PRICE

OFFERING SUMMARY

Property Type	Retail/Office
Building Size/Available Space	7,758 ± SF
Year Built	1963
Lot Size	0.46 ± Acres
Traffic Count Primary	North Ave/Rte 250: 11,142 vpd
Traffic Count Secondary	E Main St: 6,414 vpd
Parking	22 Spaces
Zoning	C-B



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	8,467	35,543	69,719
Median HH Income	\$80,304	\$97,065	\$105,312
Households	3,922	15,624	29,546
Daytime Population	5,554	20,900	37,644

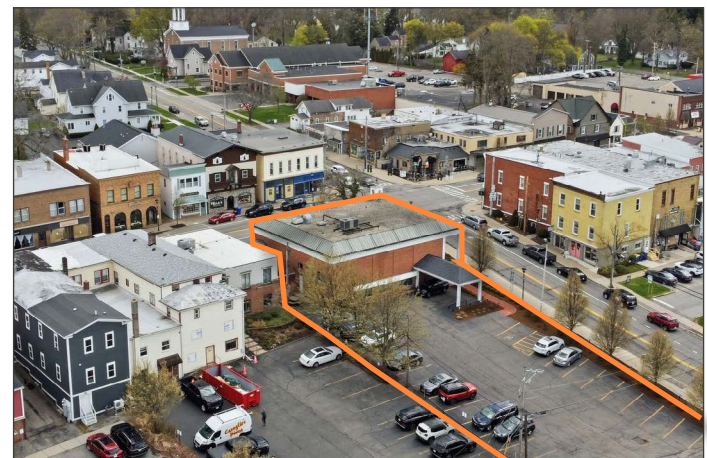
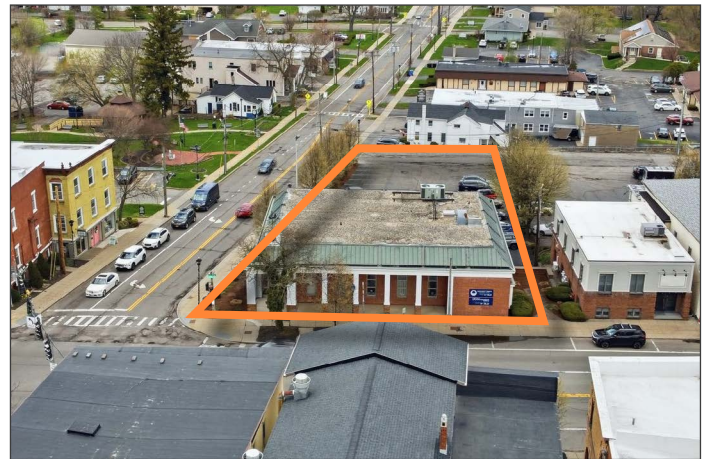
FOR SALE

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PROPERTY HIGHLIGHTS

- 7,758 ± SF two-story building with flexible use potential
- Prime Main Street location in the Village of Webster with high visibility and strong traffic exposure
- Lease through May 2027
- Walkable downtown surrounded by shops, dining, and services
- Convenient access to Route 104 & Rochester MSA
- New boiler and AC system
- Value-add opportunity for investors or owner-users



FOR SALE

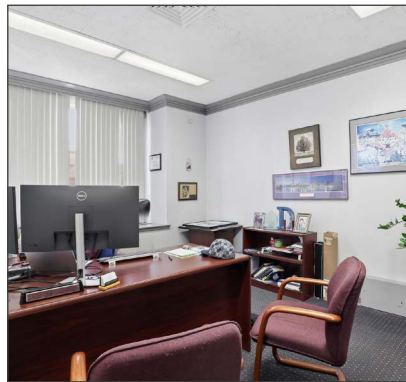
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MAIN LEVEL

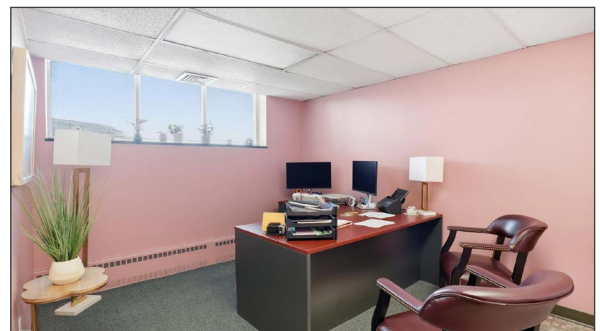
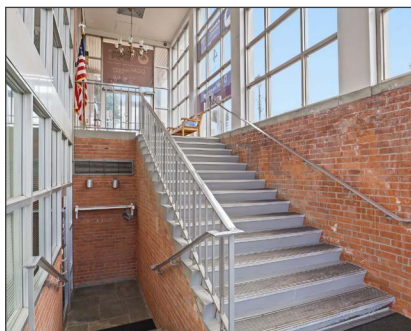
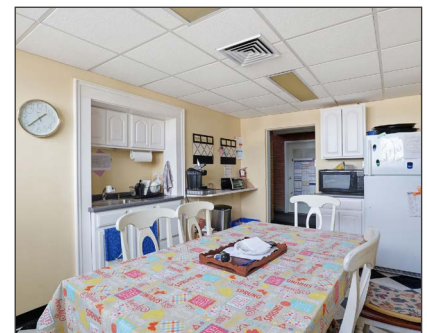
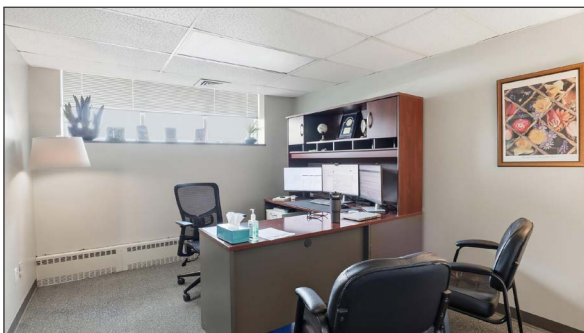
North Ave/Rte250

Floor plan is for illustrative purposes only and not to scale; all dimensions are approximate



FOR SALE

4 E MAIN ST, WEBSTER, NY 14580



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