

1714 Norton Street

Rochester, NY (Town of Irondequoit) 14609



AVAILABLE OPPORTUNITY

- » FOR SALE/LEASE
- » 11,000+/- SF former Rite Aid on 1.50-acre lot

PROPERTY HIGHLIGHTS

- » Prime retail/development opportunity with multiple potential uses in C - Business Zoning District. Half of the property is situated in the City of Rochester & half in the Town of Irondequoit
- » Located at signalized intersection of N. Goodman Street & Norton Street just south of the Route 104 Irondequoit retail corridor, major retailers in the area include Walmart, Tops Market, Target, Home Depot & more
- » Excellent visibility/signage with two points of ingress/egress; accessible from both Norton Street & N. Goodman Street
- » Traffic Counts of 17,504 VPD on N. Goodman Street



FOR MORE INFORMATION, PLEASE CONTACT:



JEFFREY DICESARE
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JANELL VANEGAS
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585.615.1102 (c)
Janell@VentureBrokerageGroup.com

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PROPERTY PHOTOS



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TAX MAP



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MARKET AERIAL



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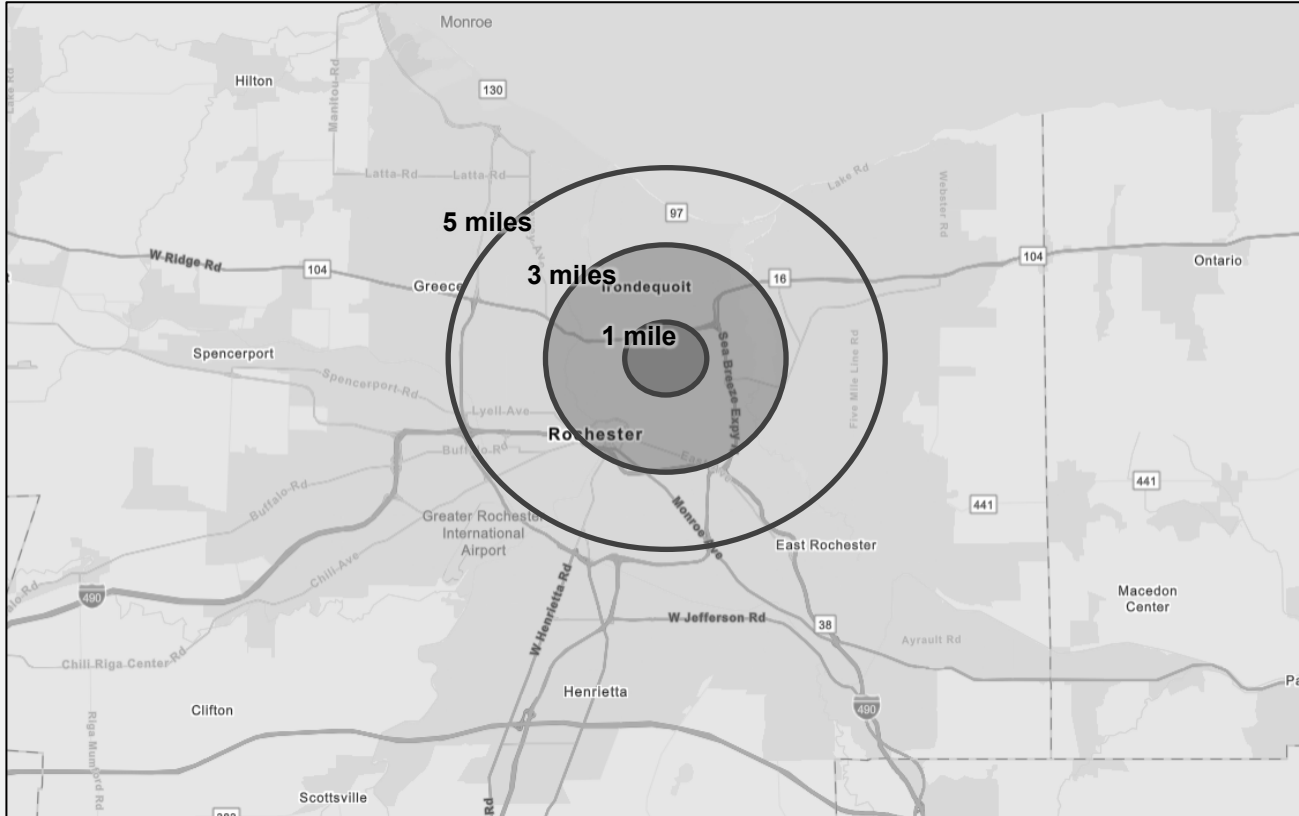


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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	22,536	137,516	306,381
Daytime Population	31,899	163,013	322,236
Households	9,290	64,778	138,633
Average Household Income	\$64,140	\$77,672	\$83,108



5,786
Businesses



94,940
Employees



\$175,184
Median Home Value



37.4
Median Age

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