

2194 HUDSON AVE

Irondequoit, NY 14617

FOR SALE | LAND

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$595,000
Available SF:	3,500 SF
Lot Size:	0.84 Acres
Market:	Rochester
Price / SF:	\$16.26

PROPERTY OVERVIEW

.84 AC Site for sale at the Entrance of Aldi. Signalized entrance with a Large Strip Center across the street. In addition we have 3,500 Sq. Ft. of Retail space next to the Aldi. For more information please contact the listing broker.

PROPERTY HIGHLIGHTS

- Great Visibility
- Amazing Access
- .84 AC's

Christopher Farrell

NYS Licensed Assoc. R.E. Broker
518.810.4203
518.862.0861 x209
cfarrell@vanguardfine.com

Barry Feinman

Principal Licensed Real Estate Broker
518.424.8450
518.862.0861 x202
bfeinman@vanguardfine.com



VF Vanguard-Fine, LLC
Commercial Real Estate Professionals

Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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ADDITIONAL PHOTOS



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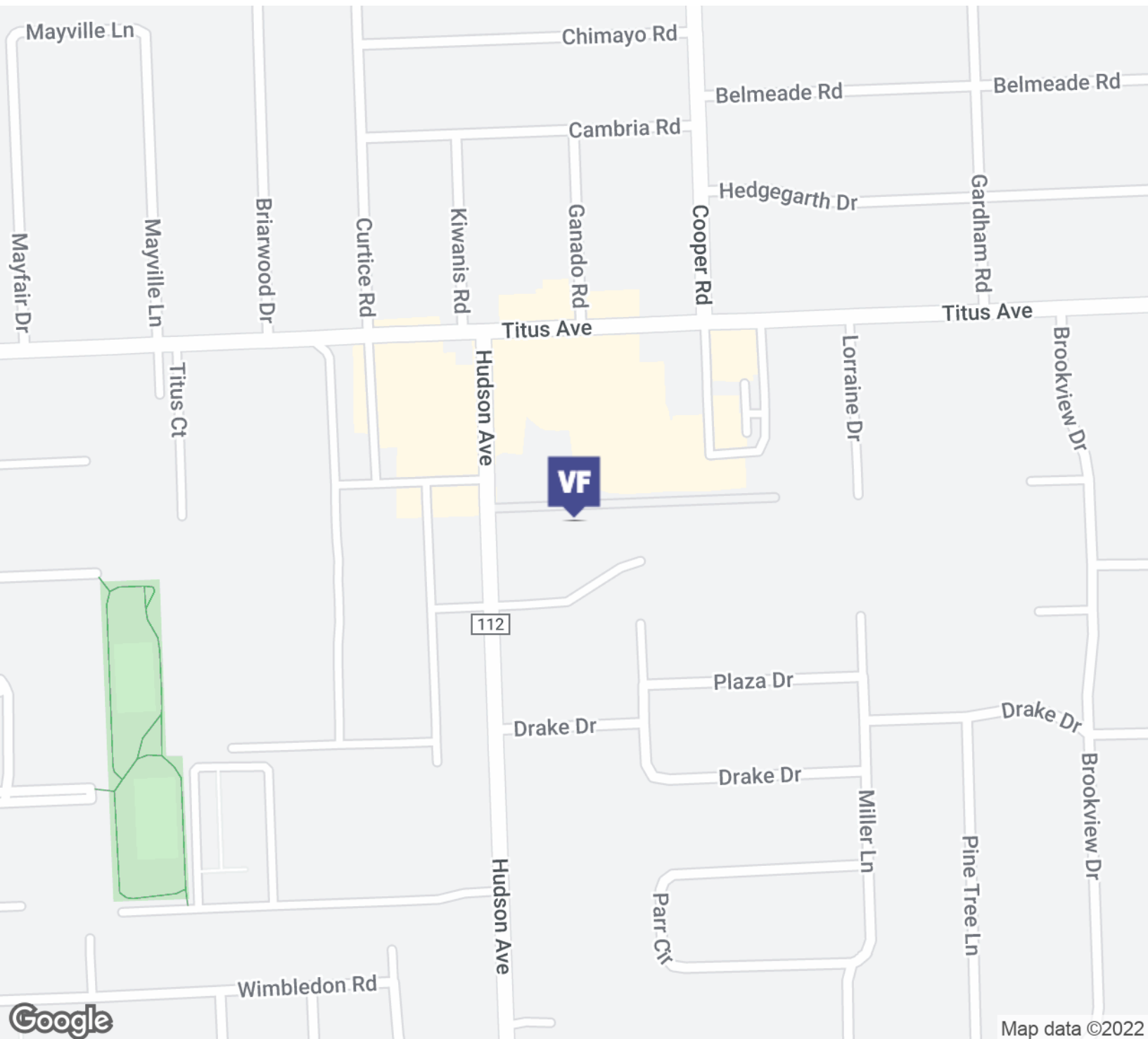
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LOCATION MAP



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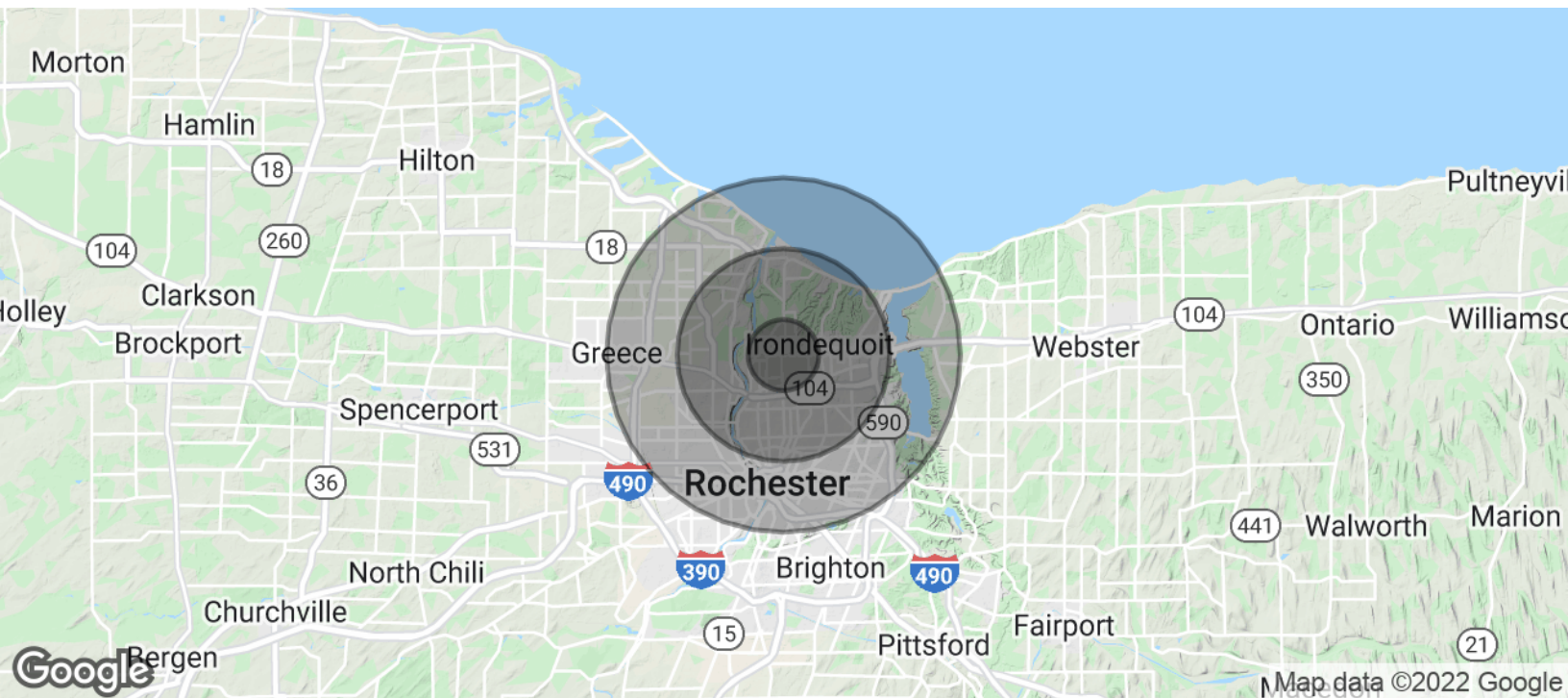
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,297	131,896	324,731
Average Age	42.7	35.3	34.8
Average Age (Male)	40.2	33.1	33.4
Average Age (Female)	44.6	37.3	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,104	51,821	136,092
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$65,505	\$46,807	\$46,956
Average House Value	\$92,123	\$113,692	\$123,516

* Demographic data derived from 2010 US Census

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