

LAND FOR SALE OR LEASE

Super Walmart Outparcel

1651 Nathaniel Pool Trail – Brockport, New York 14420



SALE PRICE: \$175,000.

LEASE RATE: NEGOTIABLE

Property Features

Sale or Ground Lease

1.37 Acres Total

Zoned B-1

203,000 Sq. Ft Super WALMART outparcel

Traffic Counts - 20,088 VPD (Rte. 31)

RDO

INVESTMENTS

Ryan D. O'Connell | ryan@rdoinvestments.com | 602.595.4000

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Brockport is a village in the Town of Sweden, with two tiny portions in the Town of Clarkson, in Monroe County, New York. "The Victorian Village on the Erie Canal," was incorporated in 1829, 4 years after the completion of the Erie Canal. Its name derives from one of its founders, Heil Brockway. The village covers an area of 2.2 square miles and at 8366 residents is the largest village in Monroe County.

Brockport's pedestrian friendly downtown of small shops and restaurants is listed on the National Register of Historic places. The Village prides itself on its public art, its Canal front Welcome Center staffed by volunteers who greet boaters and Erie Canal cyclists, and its nine public parks.

Located 20 miles west of the city of Rochester and 11 miles south of Lake Ontario, Brockport is home to the College at Brockport, State University of New York. Once an agricultural and manufacturing center, today's village industries include frozen food packaging and distribution and electronic recycling.

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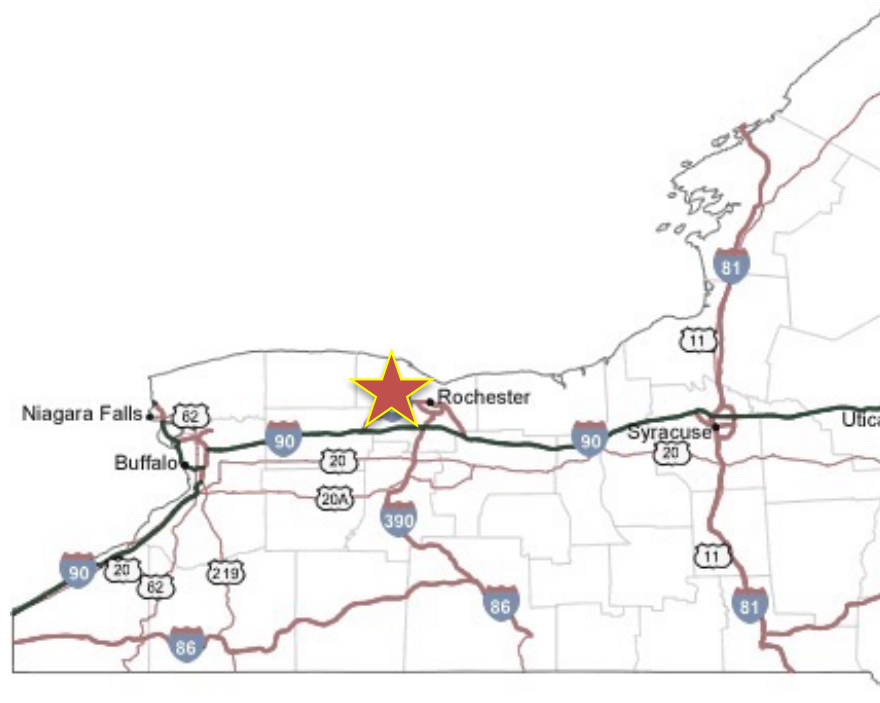
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DEMOGRAPHICS

3 Mile:	15,714 Population 5,846 Households \$69,537 HH Income
5 Mile:	25,459 Population 9,662 Households \$75,143 HH Income
7 Mile:	41,358 Population 15,991 Households \$79,569 HH Income

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