

LAND FOR SALE OR LEASE WALMART OUTPARCEL

1651 NATHANIEL POOLE TRAIL
BROCKPORT (SWEDEN), NEW YORK, 14420



OFFERED BY:
Ryan D. O'Connell
P. 602.595.4000
Ryan@RDOinvestments.com

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RDO Investments, LLC and should not be made available to any other person or entity without the written consent of RDO Investments, LLC. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. RDO Investments, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, RDO Investments, LLC has not verified, and will not verify, any of the information contained herein, nor has RDO Investments, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

All properties visits are by appointment only.

RDO
INVESTMENTS

WALMART OUTPARCEL

1651 NATHANIEL POOLE TRAIL
BROCKPORT (SWEDEN), NEW YORK 14420

OPPORTUNITY:	Sale or Ground Lease
LOCATION:	1651 Nathaniel Poole Trail Brockport (Sweden), New York 14420
PROPERTY TYPE:	Land
SALE LIST PRICE:	-\$175,000- REDUCED - \$150,000.
SALE PRICE PSF:	-\$2.93 PSF- \$2.51 PSF
GROUND LEASE RENT:	Negotiable
INGRESS/EGRESS:	Property can have shared access from Walmart Shadow Anchor or direct access from Nathaniel Poole Trail
ENVIRONMENTAL:	Existing Clean Phase I
SETBACK REQ:	Front: 75' Side: 25' Rear: 25'
BUILDING HEIGHT REQ:	36'
LAND SQUARE FOOTAGE:	59,680 SF
LAND AREA:	1.37 Acres
ZONING:	B-1
TRAFFIC COUNTS:	20,088 VPD (Route 31)
TAX ID:	084.01-1-54



Property Info

WALMART OUTPARCEL

1651 NATHANIEL POOLE TRAIL
BROCKPORT (SWEDEDN), NEW YORK 14420

PROPERTY OVERVIEW:

RDO Investments is pleased to present a 1.37 acre Walmart Outparcel Pad site for either **Sale** or **Ground Lease**. The property sits in between Sweden Shopping Center a 18,900 square foot Walmart Shadow Anchor and a Goodwill Retail location. The property is currently undeveloped with access off of Nathaniel Poole Trail and cross access through Walmart. The property has over 134 feet of frontage on Nathaniel Poole Trail and over 332 feet in depth. The property is currently zoned B-1 and has a clean Phase I environmental report. The Walmart Supercenter is one of the largest in New York at over 203,000 square feet.

The property is surrounding by neighboring retail in Brockport including Verizon, Lowes Home Improvement, Tractor Supply, Dollar Tree, Big Lots, Wegmans, TJ Maxx, Dunkin Donuts, Wendy's, McDonalds, CVS, Sherwin Williams, AutoZone, ALDI and many more.

The Property has cross access through the Walmart parking lot and would share a drive with Sweden Shopping Center once developed if chosen.

LOCATION OVERVIEW:

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, four 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 8,366 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.

Based upon the 2010-2020 Census, the national demographics consulting firm Sites USA has estimated that for 2022 there are approximately 23,840 residents and 9,186 households within a five-mile radius of the Property. According to Sites USA, the average household income within a five-mile radius of the Property was estimated to be \$83,859.



332' Depth

134' Frontage

maurices
SHOE DEPT.
SUEZ
SHOES CHOICE

TRUCK
ENTRANCE

Nathaniel P...

RETAILER MAP



WALMART
OUTPARCEL

[illegible]

LOCATION MAP

SITE

1.5 Hour
Drive Time

20 Min
Drive Time

1 Hour
Drive Time

Demographics

WALMART OUTPARCEL

1651 NATHANIEL POOLE TRAIL
BROCKPORT (SWEDEDN), NEW YORK 14420

1651 Nathaniel Poole Trail - Brockport NY 14420

3 mi
radius

5 mi
radius

7 mi
radius

Population

2022 Estimated Population	15,041	23,840	41,637
2027 Projected Population	14,906	23,629	41,293
2020 Census Population	15,125	23,965	41,787
2010 Census Population	15,773	24,638	42,522
Projected Annual Growth 2022 to 2027	-0.2%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2022	-0.4%	-0.3%	-0.2%
2022 Median Age	36.2	38.5	40.0

Households

2022 Estimated Households	5,806	9,186	16,384
2027 Projected Households	5,747	9,064	16,152
2020 Census Households	5,800	9,182	16,357
2010 Census Households	5,547	8,793	15,639
Projected Annual Growth 2022 to 2027	-0.2%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2022	0.4%	0.4%	0.4%

Race and Ethnicity

2022 Estimated White	76.3%	81.9%	86.1%
2022 Estimated Black or African American	4.4%	3.6%	3.1%
2022 Estimated Asian or Pacific Islander	13.7%	9.0%	5.5%
2022 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.1%
2022 Estimated Other Races	5.5%	5.3%	5.1%
2022 Estimated Hispanic	5.5%	5.1%	4.9%

Income

2022 Estimated Average Household Income	\$71,999	\$83,859	\$88,154
2022 Estimated Median Household Income	\$56,209	\$62,985	\$67,479
2022 Estimated Per Capita Income	\$28,548	\$32,803	\$35,008

Education (Age 25+)

2022 Estimated Elementary (Grade Level 0 to 8)	2.4%	2.1%	1.7%
2022 Estimated Some High School (Grade Level 9 to 11)	4.0%	4.1%	4.3%
2022 Estimated High School Graduate	27.6%	28.6%	29.2%
2022 Estimated Some College	14.5%	15.8%	17.1%
2022 Estimated Associates Degree Only	11.7%	12.9%	13.0%
2022 Estimated Bachelors Degree Only	21.6%	19.1%	18.1%
2022 Estimated Graduate Degree	18.2%	17.4%	16.5%

Business

2022 Estimated Total Businesses	459	555	989
2022 Estimated Total Employees	6,731	7,380	11,622
2022 Estimated Employee Population per Business	14.7	13.3	11.8
2022 Estimated Residential Population per Business	32.8	43.0	42.1

CONTACT

Ryan D. O'Connell
RDO Investments
3219 East Camelback Road
Phoenix, Arizona 85018
O. 602-595-4000
M. 602-790-9036
E. Ryan@RDOinvestments.com

RDO
INVESTMENTS