



Building 2

Building 1

AVAILABLE FOR
SALE OR LEASE

7447 NY-96
Victor, NY 14564

29,200 ± SF ON 24.20 ACRES

Highly Trafficked Victor Location

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FOR SALE OR LEASE

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29,200 ± SF Commercial Space

Property Highlights

- Traffic Count Route-96: 26,470 AADT
- High income growth area.
- 1 ± mile to NYS Thruway.
- Prime location on Route 96.
- In close proximity to Home Depot, Walmart, Target, Eastview Mall, Restaurants, Hotels, and Business Parks.

Space Available

Building Sale	29,200 ± SF
Building 1 Lease	13,200 ± SF
Building 2 Lease	16,000 ± SF

Demographic

	3 Mile	5 Miles	7 Miles
Population	13,515	43,055	90,141
Households	5,357	17,706	36,568
Average HH Income	\$178,227	\$157,451	\$146,778
Source:	ESRI		



Contact

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Property Photos



Market Map



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