

# RETAIL W/ DRIVE-THRU

4617 Lake Road  
Brockport, NY 14420



## PROPERTY DESCRIPTION

Former bank branch with two drive-thru lanes available for sale. Current tenant is month-to-month. Property features a two story cobblestone structure and single story brick structure on 0.81 acres with plenty of parking. Located within a mile from SUNY Brockport and Wegmans on Route 31.

## LOCATION DESCRIPTION

The available building is located in Brockport, NY, which is 20 miles west of Rochester, NY. Brockport is also home to SUNY Brockport, with over 8,000 students and 750 staff and faculty. The available building is on Lake Road/NY-19, the major north/south road in Brockport, and connects the commercial trade area of Brockport to the residential portion. NY-19 also intersects NY-31, one of the two major east-west roads that commuters and travelers use. Major retailers in the area include Wegmans, Walmart, TJ Maxx, Big Lots, Harbor Freight, Tractor Supply Co., Taco Bell, McDonald's, Wendy's, KFC, Dunkin', Tim Hortons, AutoZone, Firestone, and CVS. Several banks are in the area as well, including Citizens Bank, M&T Bank, ESL Credit Union, and Canandaigua National Bank & Trust.

## PROPERTY HIGHLIGHTS

- Drive-thru
- Large parking field
- Part of Brockport's main retail corridor
- Multiple big-box retailers create large expanded draw for trade area

## OFFERING SUMMARY

Sale Price:	\$575,000
Lot Size:	0.81 Acres
Building Size:	5,714 SF

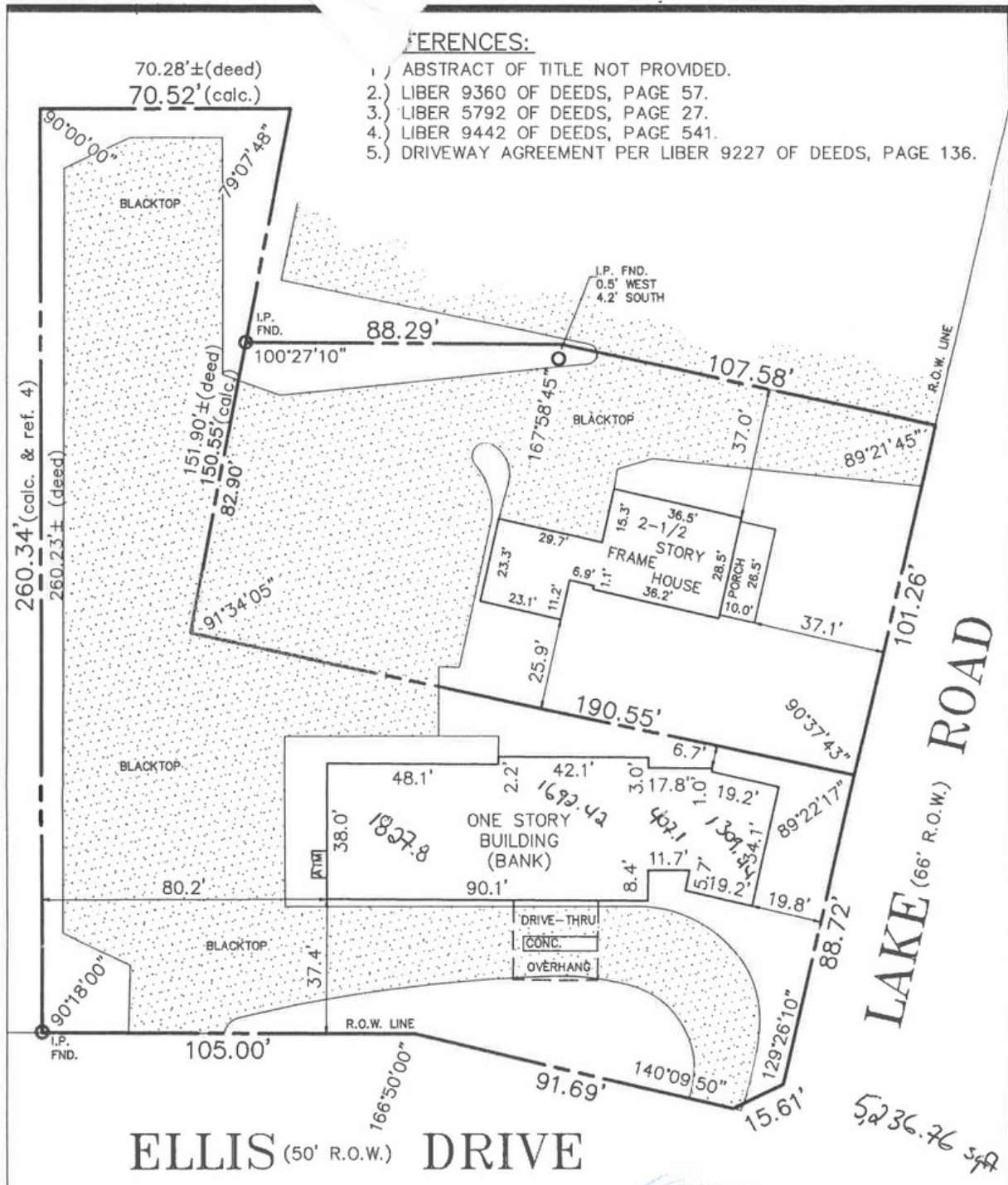


**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934



# RETAIL W/ DRIVE-THRU

4617 Lake Road  
Brockport, NY 14420



Brian Donovan  
716.998.2943 | brian@donovanres.com  
460 East Ave, Rochester, NY 14607  
www.donovanres.com  
NY #10491202934





# RETAIL W/ DRIVE-THRU

4617 Lake Road  
Brockport, NY 14420



**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934



# RETAIL W/ DRIVE-THRU

4617 Lake Road  
Brockport, NY 14420



		3 MILE	5 MILE	7 MILE
POPULATION	2020 Estimated Population	16,602	25,529	39,602
	2025 Projected Population	16,150	24,622	38,183
	2010 Census Population	16,460	25,511	39,530
	2000 Census Population	15,694	24,637	38,955
	2020 Median Age	34.9	37.4	38.9
HOUSEHOLDS	2020 Estimated Households	6,095	9,608	15,047
	2025 Projected Households	6,085	9,524	14,922
	2010 Census Households	5,778	9,186	14,367
	2000 Census Households	5,263	8,344	13,138
INCOME	2020 Estimated Average Household Income	\$71,608	\$80,504	\$84,208
	2020 Estimated Median Household Income	\$62,721	\$66,414	\$70,637
	2020 Estimated Per Capita Income	\$27,098	\$30,829	\$32,345
EDUCATION	2020 Estimated Some College	16.1%	17.5%	18.0%
	2020 Estimated Associates Degree Only	12.2%	12.5%	13.0%
	2020 Estimated Bachelors Degree Only	21.5%	19.2%	19.0%
	2020 Estimated Graduate Degree	18.8%	16.4%	14.7%
	2020 Estimated College Educated	68.6%	65.6%	64.6%
BUSINESS	2020 Estimated Total Businesses	702	881	1,093
	2020 Estimated Total Employees	8,658	9,933	11,166
	2020 Estimated Employee Population per Business	12.3	11.3	10.2
	2020 Estimated Residential Population per Business	23.7	29.0	36.2



**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934

