J. Fiorie & Co.

A Commercial Real Estate Brokerage Company

For Sale or Lease

3,237 ±SF Development Opportunity

Village of Victor, NY

Traffic Count:
4,273 AADT on High St
& 19,712 AADT on W Main St (East of High St)
& 22,821 AADT on W Main St (West of High St)

8-10 S High Street

Victor, NY 14564

Property Features

- Located in the Village of Victor, on High Street, at the signalized intersection of W Main Street (Rt 96).
- High Street is the road that leads to the schools, and W Main St is part of the Village of Victor Retail Corridor.
- This Development Opportunity has Great Visibility and easy access, at a signalized traffic light.
- The home of Rapid Print & Marketing, this high exposure property has been well maintained, and the building has multiple entrances.

Amenities

- A Village location with Great visibility to both roads.
- Easy access to Route 96 and I-90.

Demographic Report

8-10 High Street	1 Mile	2 Miles	3 Miles	5 Miles
Population	4,381	9,529	17,126	32,920
Households	1,669	3,888	7,093	13,292
Med HH Income	$103,966	$99,943	$93,241	$98,201

Building Size	3,237 ±SF
Available Size	3,237 ±SF
Acres	0.44 ±Acres (Total Acres)
Land Frontage	191’
Sale Price	To be determined
Lease Rate	To be determined
Parking	12 ±Cars

For more information:
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683 Pittsford Victor Road
Suite 300
Pittsford, NY 14534

www.jfiorieco.com

2019

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For Sale or Lease

2,117 ±SF Development Opportunity

Village of Victor, NY

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