



Penfield Square Development - September 6th, 2018
Overall Site Aerial





Penfield Square Development - September 6th, 2018
Public Green Space





View From Public Square Looking West



View From Road 'B' Looking East

Penfield Square Development - September 6th, 2018
 Building Elevations





View From Public Square Looking East



View From Public Square Looking North

Penfield Square Development - September 6th, 2018
 Building Elevations



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Southern Piedmont

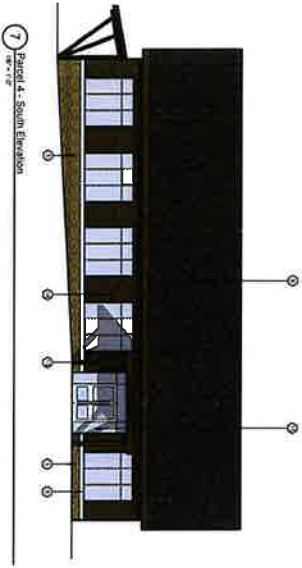


DEVELOPMENT | CONSTRUCTION | MANAGEMENT

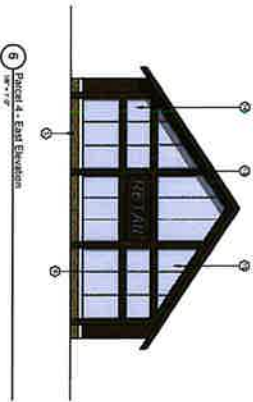


ELEVATION NOTES

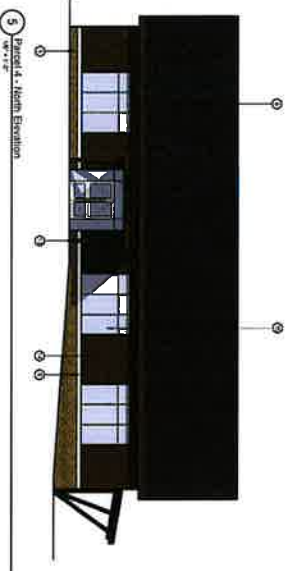
NO.	DESCRIPTION
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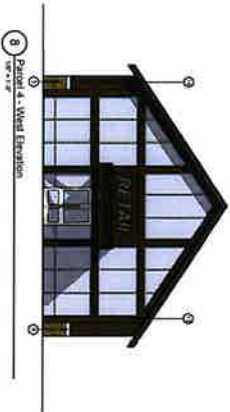
7 Parcel 4 - South Elevation



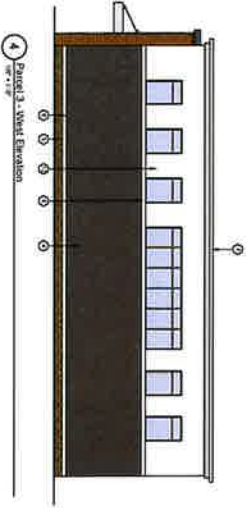
8 Parcel 4 - East Elevation



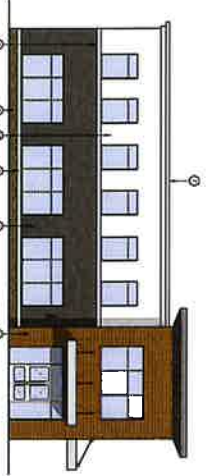
5 Parcel 4 - North Elevation



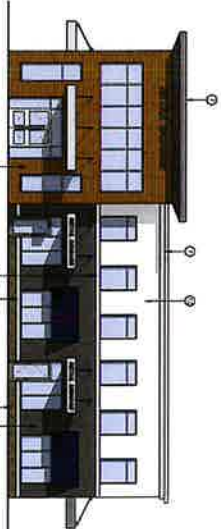
8 Parcel 4 - West Elevation



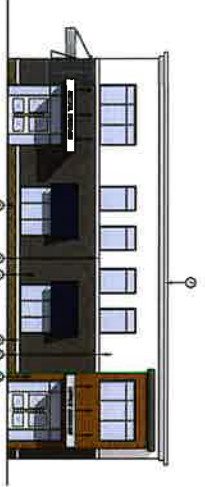
4 Parcel 3 - West Elevation



3 Parcel 3 - South Elevation



2 Parcel 3 - East Elevation



1 Parcel 3 - North Elevation



Penfield Square Development - September 6th, 2018
 View Down Pedestrian Right of Way

BME ASSOCIATES
 ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS



HOME LEASING
 DEVELOPMENT | CONSTRUCTION | MANAGEMENT

SWBR

Demographic Detail Report

1821 Fairport Nine Mile Point Rd, Penfield, NY 14526

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: - % Leased: **100%**
 GLA: **2,500 SF** Rent/SF/Yr: -
 Year Built: **1930**



Prepared for: **Michael Quinn**

Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	2,621		29,529		100,666	
2019 Estimate	2,624		29,544		100,706	
2010 Census	2,599		29,186		99,413	
Growth 2019 - 2024	-0.11%		-0.05%		-0.04%	
Growth 2010 - 2019	0.96%		1.23%		1.30%	
2019 Population by Age						
	2,624		29,544		100,706	
Age 0 - 4	118	4.50%	1,313	4.44%	4,828	4.79%
Age 5 - 9	139	5.30%	1,543	5.22%	5,396	5.36%
Age 10 - 14	171	6.52%	1,828	6.19%	5,997	5.95%
Age 15 - 19	208	7.93%	2,182	7.39%	6,966	6.92%
Age 20 - 24	186	7.09%	1,945	6.58%	6,471	6.43%
Age 25 - 29	157	5.98%	1,658	5.61%	6,049	6.01%
Age 30 - 34	125	4.76%	1,351	4.57%	5,331	5.29%
Age 35 - 39	117	4.46%	1,309	4.43%	5,141	5.10%
Age 40 - 44	126	4.80%	1,429	4.84%	5,211	5.17%
Age 45 - 49	179	6.82%	1,980	6.70%	6,733	6.69%
Age 50 - 54	215	8.19%	2,329	7.88%	7,588	7.53%
Age 55 - 59	231	8.80%	2,505	8.48%	8,038	7.98%
Age 60 - 64	202	7.70%	2,250	7.62%	7,262	7.21%
Age 65 - 69	161	6.14%	1,878	6.36%	6,117	6.07%
Age 70 - 74	118	4.50%	1,471	4.98%	4,839	4.81%
Age 75 - 79	75	2.86%	999	3.38%	3,303	3.28%
Age 80 - 84	49	1.87%	698	2.36%	2,356	2.34%
Age 85+	48	1.83%	876	2.97%	3,081	3.06%
Age 65+	451	17.19%	5,922	20.04%	19,696	19.56%
Median Age	43.60		45.50		44.00	
Average Age	40.90		42.40		41.90	

Demographic Detail Report

1821 Fairport Nine Mile Point Rd, Penfield, NY 14526

Radius	1 Mile	3 Mile	5 Mile
2019 Population By Race	2,624	29,544	100,706
White	2,383 90.82%	26,720 90.44%	91,995 91.35%
Black	61 2.32%	941 3.19%	2,946 2.93%
Am. Indian & Alaskan	1 0.04%	38 0.13%	215 0.21%
Asian	133 5.07%	1,325 4.48%	3,608 3.58%
Hawaiian & Pacific Island	0 0.00%	7 0.02%	54 0.05%
Other	45 1.71%	513 1.74%	1,889 1.88%
Population by Hispanic Origin	2,624	29,544	100,706
Non-Hispanic Origin	2,535 96.61%	28,538 96.59%	97,039 96.36%
Hispanic Origin	89 3.39%	1,006 3.41%	3,667 3.64%
2019 Median Age, Male	42.30	43.80	41.70
2019 Average Age, Male	40.30	41.10	40.40
2019 Median Age, Female	44.80	46.80	45.80
2019 Average Age, Female	41.60	43.50	43.30
2019 Population by Occupation Classification	2,156	24,429	83,102
Civilian Employed	1,471 68.23%	15,458 63.28%	53,264 64.09%
Civilian Unemployed	24 1.11%	379 1.55%	1,153 1.39%
Civilian Non-Labor Force	661 30.66%	8,592 35.17%	28,676 34.51%
Armed Forces	0 0.00%	0 0.00%	9 0.01%
Households by Marital Status			
Married	663	6,982	21,860
Married No Children	356	3,920	12,580
Married w/Children	307	3,062	9,280
2019 Population by Education	1,909	21,719	75,174
Some High School, No Diploma	60 3.14%	1,129 5.20%	3,905 5.19%
High School Grad (Incl Equivalency)	256 13.41%	3,434 15.81%	13,973 18.59%
Some College, No Degree	395 20.69%	5,515 25.39%	19,343 25.73%
Associate Degree	107 5.61%	987 4.54%	4,125 5.49%
Bachelor Degree	476 24.93%	5,337 24.57%	17,838 23.73%
Advanced Degree	615 32.22%	5,317 24.48%	15,990 21.27%

Demographic Detail Report

1821 Fairport Nine Mile Point Rd, Penfield, NY 14526

Radius	1 Mile		3 Mile		5 Mile	
2019 Population by Occupation	2,805		29,509		100,588	
Real Estate & Finance	111	3.96%	1,093	3.70%	3,339	3.32%
Professional & Management	1,005	35.83%	10,653	36.10%	33,415	33.22%
Public Administration	20	0.71%	310	1.05%	1,257	1.25%
Education & Health	506	18.04%	4,190	14.20%	15,006	14.92%
Services	188	6.70%	2,105	7.13%	7,740	7.69%
Information	83	2.96%	734	2.49%	1,658	1.65%
Sales	336	11.98%	3,687	12.49%	12,950	12.87%
Transportation	10	0.36%	58	0.20%	400	0.40%
Retail	119	4.24%	1,750	5.93%	5,876	5.84%
Wholesale	70	2.50%	637	2.16%	1,674	1.66%
Manufacturing	135	4.81%	1,870	6.34%	6,712	6.67%
Production	65	2.32%	789	2.67%	3,832	3.81%
Construction	73	2.60%	682	2.31%	2,860	2.84%
Utilities	20	0.71%	333	1.13%	1,296	1.29%
Agriculture & Mining	2	0.07%	58	0.20%	176	0.17%
Farming, Fishing, Forestry	1	0.04%	33	0.11%	50	0.05%
Other Services	61	2.17%	527	1.79%	2,347	2.33%
2019 Worker Travel Time to Job	1,360		14,623		50,655	
<30 Minutes	1,130	83.09%	11,942	81.67%	41,206	81.35%
30-60 Minutes	216	15.88%	2,425	16.58%	8,450	16.68%
60+ Minutes	14	1.03%	256	1.75%	999	1.97%
2010 Households by HH Size	964		11,592		40,747	
1-Person Households	171	17.74%	2,938	25.35%	11,702	28.72%
2-Person Households	348	36.10%	4,121	35.55%	14,328	35.16%
3-Person Households	173	17.95%	1,851	15.97%	6,193	15.20%
4-Person Households	184	19.09%	1,756	15.15%	5,649	13.86%
5-Person Households	59	6.12%	660	5.69%	2,085	5.12%
6-Person Households	22	2.28%	188	1.62%	576	1.41%
7 or more Person Households	7	0.73%	78	0.67%	214	0.53%
2019 Average Household Size	2.70		2.50		2.40	
Households						
2024 Projection	974		11,677		41,248	
2019 Estimate	975		11,694		41,275	
2010 Census	962		11,592		40,748	
Growth 2019 - 2024	-0.10%		-0.15%		-0.07%	
Growth 2010 - 2019	1.35%		0.88%		1.29%	

Demographic Detail Report

1821 Fairport Nine Mile Point Rd, Penfield, NY 14526						
Radius	1 Mile		3 Mile		5 Mile	
2019 Households by HH Income	975		11,695		41,275	
<\$25,000	57	5.85%	1,718	14.69%	5,857	14.19%
\$25,000 - \$50,000	159	16.31%	1,810	15.48%	7,619	18.46%
\$50,000 - \$75,000	124	12.72%	1,562	13.36%	6,875	16.66%
\$75,000 - \$100,000	86	8.82%	1,482	12.67%	5,881	14.25%
\$100,000 - \$125,000	162	16.62%	1,682	14.38%	5,149	12.47%
\$125,000 - \$150,000	143	14.67%	989	8.46%	2,997	7.26%
\$150,000 - \$200,000	128	13.13%	1,107	9.47%	3,615	8.76%
\$200,000+	116	11.90%	1,345	11.50%	3,282	7.95%
2019 Avg Household Income	\$120,943		\$107,225		\$95,807	
2019 Med Household Income	\$109,490		\$87,778		\$76,218	
2019 Occupied Housing	975		11,694		41,275	
Owner Occupied	837	85.85%	9,522	81.43%	30,586	74.10%
Renter Occupied	138	14.15%	2,172	18.57%	10,689	25.90%
2010 Housing Units	1,030		12,580		43,698	
1 Unit	866	84.08%	10,344	82.23%	33,440	76.53%
2 - 4 Units	23	2.23%	618	4.91%	3,925	8.98%
5 - 19 Units	110	10.68%	1,019	8.10%	4,381	10.03%
20+ Units	31	3.01%	599	4.76%	1,952	4.47%
2019 Housing Value	837		9,522		30,585	
<\$100,000	28	3.35%	391	4.11%	2,658	8.69%
\$100,000 - \$200,000	276	32.97%	3,654	38.37%	13,495	44.12%
\$200,000 - \$300,000	373	44.56%	3,560	37.39%	9,416	30.79%
\$300,000 - \$400,000	124	14.81%	1,549	16.27%	3,680	12.03%
\$400,000 - \$500,000	27	3.23%	226	2.37%	814	2.66%
\$500,000 - \$1,000,000	9	1.08%	92	0.97%	372	1.22%
\$1,000,000+	0	0.00%	50	0.53%	150	0.49%
2019 Median Home Value	\$230,697		\$220,112		\$193,623	
2019 Housing Units by Yr Built	1,032		12,645		44,625	
Built 2010+	35	3.39%	613	4.85%	2,027	4.54%
Built 2000 - 2010	51	4.94%	1,299	10.27%	4,467	10.01%
Built 1990 - 1999	190	18.41%	1,952	15.44%	5,886	13.19%
Built 1980 - 1989	275	26.65%	2,033	16.08%	5,241	11.74%
Built 1970 - 1979	235	22.77%	2,644	20.91%	7,587	17.00%
Built 1960 - 1969	136	13.18%	2,057	16.27%	7,500	16.81%
Built 1950 - 1959	43	4.17%	1,058	8.37%	4,875	10.92%
Built <1949	67	6.49%	989	7.82%	7,042	15.78%
2019 Median Year Built	1980		1977		1973	