

Unique Multi-Use Opportunity

125 Panorama Creek Drive – Penfield, NY



PROPERTY INFORMATION:

- 24 camp-related Buildings
- Over 18,000 +/- aggregate square feet
- 10.4 total acres
- 2 Acre spring-fed pond
- Municipal sewer, water, natural gas
- Cell tower lease with property

DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	4,681	54,273	170,508
Households	2,487	22,692	74,049
Avg. HH Income	\$72,030	\$88,498	\$79,773

**Please see reverse for more details

Property Highlights

- Located in the heart of the Town of Penfield, with favorable demographics in a progressive community
- Great Access to Route 441 and I-490
- Natural park-like setting
- Very close to retailers and services
- Public utilities available
- Multiple permitted uses
- Opportunity for cell tower lease revenue
- Main Lodge (7,812 SF) include:
 - Dry Sprinkler System
 - Full service commercial kitchen with walk-in cooler
 - Electric (3-Phase, 400 Amp)
 - Seating for 100 +
 - 2 stone wood-burning fireplaces
 - Office area
 - In-ground swimming pool
- 24 camp-related buildings consisting of various cabins, a storage facility and a maintenance building
- Sports field (baseball/soccer) with lawn irrigation system and paved parking lot



Exclusive Contacts:

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