

LEASE

3500 BUFFALO ROAD

3500 Buffalo Rd Rochester, NY 14624



PROPERTY DESCRIPTION

Land Lease, Absolut NNN lease , minimum of 10 year lease

PROPERTY HIGHLIGHTS

- 325 FEET OF ROAD FRONTAGE ON BUFFALO ROAD
- RIGHT DOWN THE ROAD FROM AMAZON FACILITY
- ACCESS FROM BUFFALO AND MANITOU ROADS
- ZONED - INDUSTRIAL

OFFERING SUMMARY

Lease Rate:	\$100,000.00 per year (Ground)
Available SF:	2.5 Acres
Lot Size:	768,503 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	339	877	1,905
Total Population	744	1,859	4,075
Average HH Income	\$87,957	\$85,713	\$87,613

Mercedes Brien
(585)330-4890



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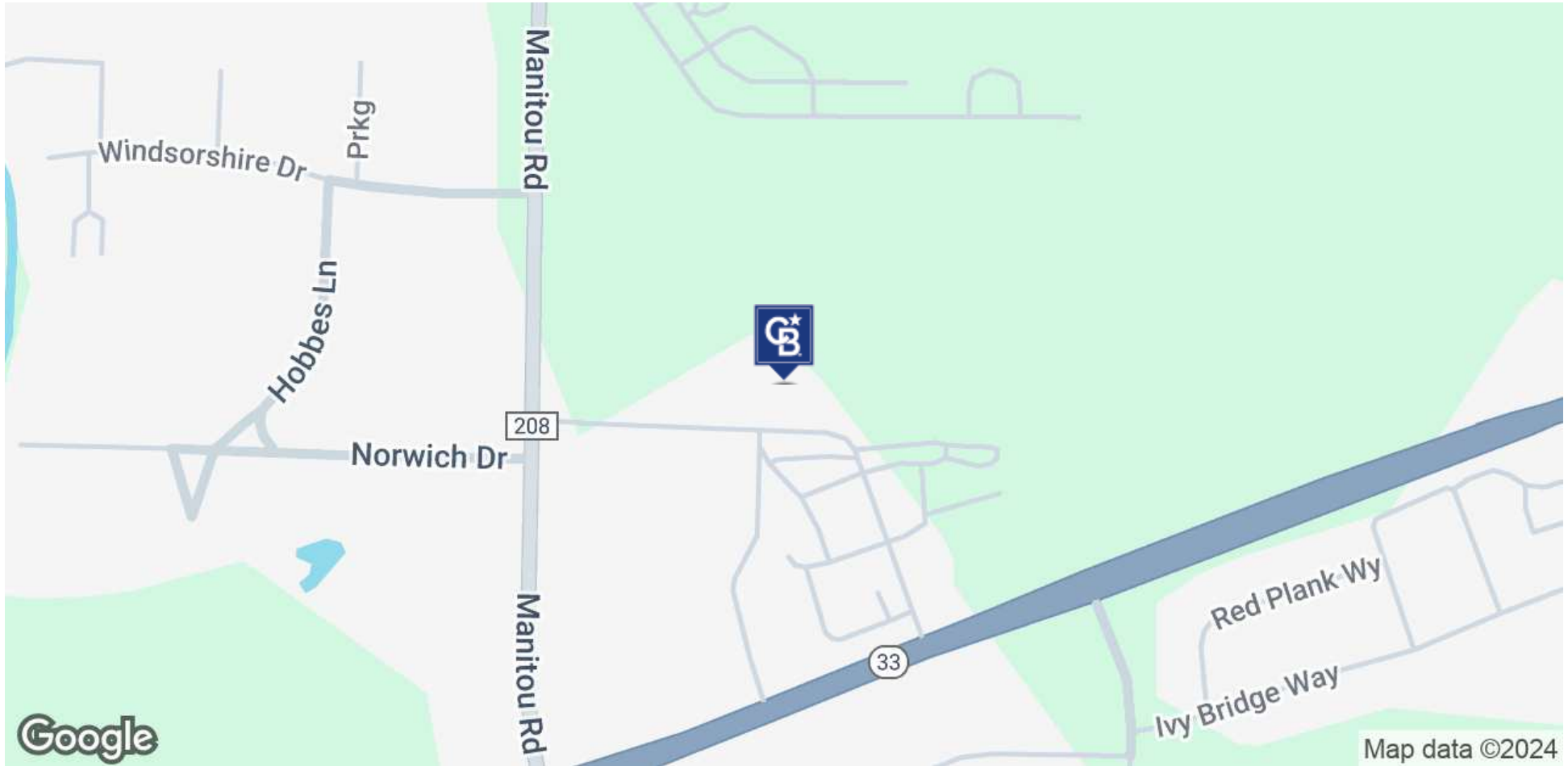
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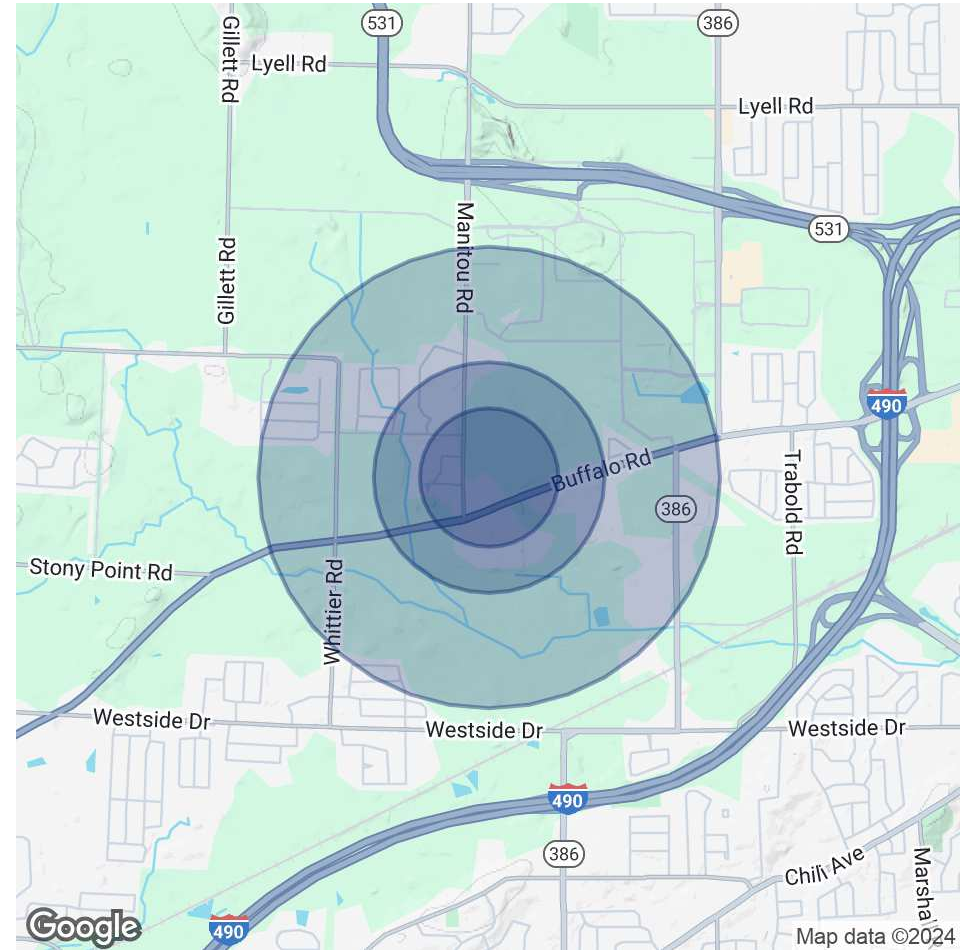
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	744	1,859	4,075
Average Age	43	44	43
Average Age (Male)	41	42	42
Average Age (Female)	44	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	339	877	1,905
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$87,957	\$85,713	\$87,613
Average House Value	\$223,475	\$210,961	\$207,305

Demographics data derived from AlphaMap



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