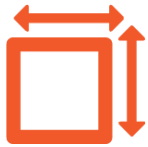


FOR LEASE

ROUTE 20A & SHALE RD GENESEO, NY 14454



5,045
SQUARE FEET



40,423
PEOPLE WITHIN 5 MILES



Negotiable
LEASE RATE

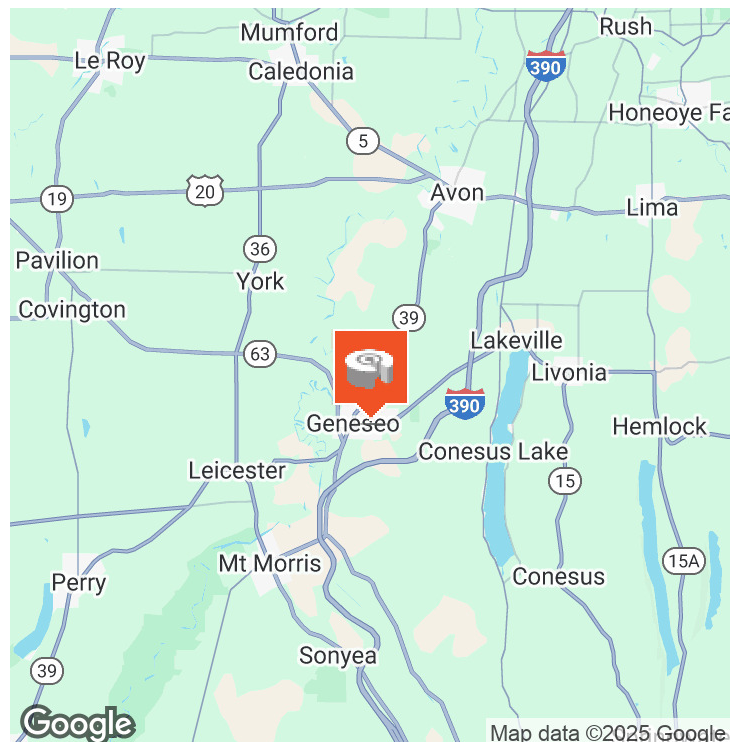
OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,521 +/- SF
Building Size:	5,045 SF

LISTING SUMMARY

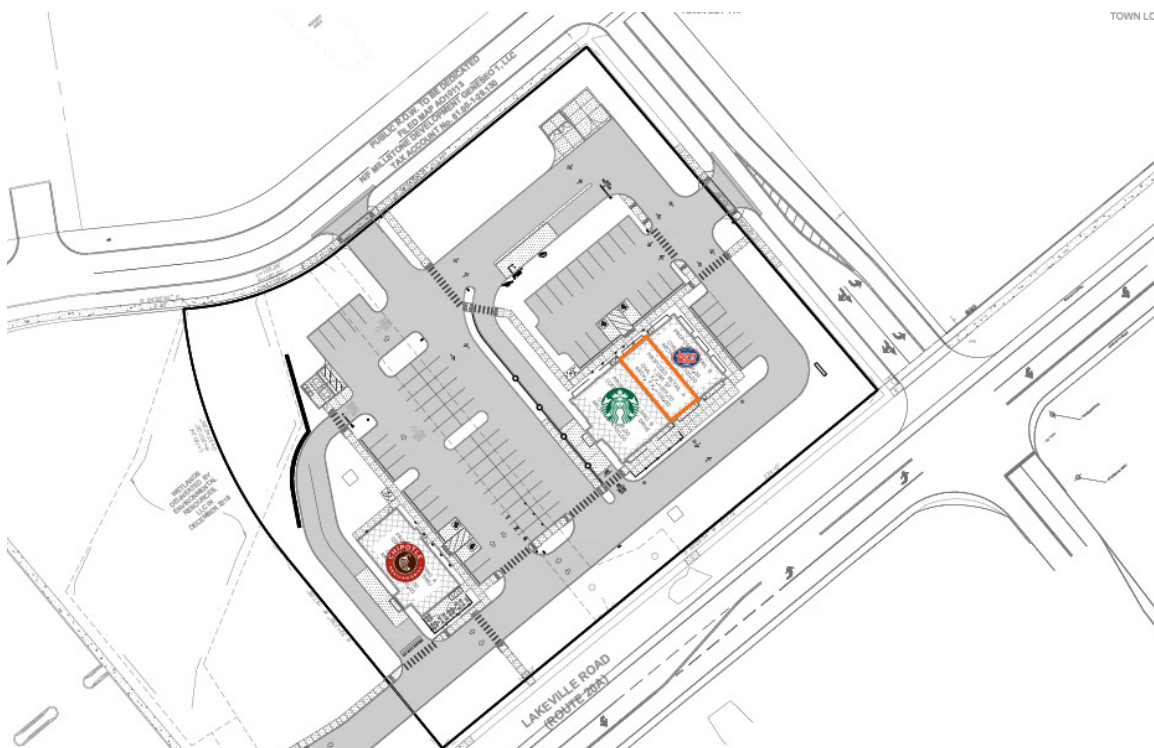
Caliber Commercial Brokerage is pleased to represent this well-positioned retail development located at the intersection of Route 20A & Shale Rd in Geneseo, NY. Join Chipotle, Starbucks, and Jersey Mikes in this new development, with one remaining retail space. The property is located in the main retail corridor and is less than 3 miles from the State University of New York College at Geneseo (4,910 total students). Anchored by a 50,000 SF Rochester Regional Health and shares a signalized intersection with Wegmans and Walmart.

Traffic Counts	17,078/day
Lease Type	NNN



ROUTE 20A & SHALE RD GENESEO, NY 14454

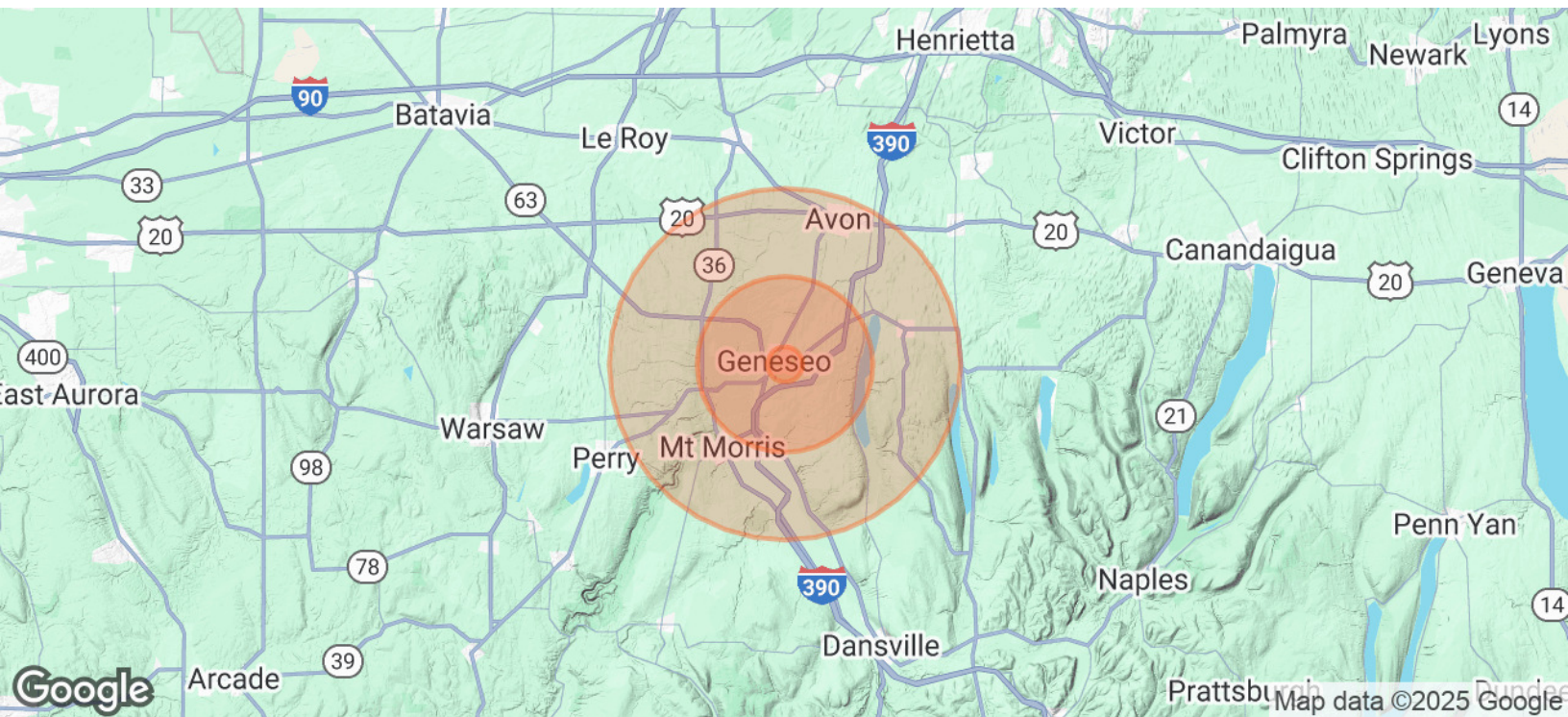
MARKET AERIAL



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Licensed Real Estate Salesperson
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,974	12,386	40,423
Average Age	25.7	30.8	39.7
Average Age (Male)	25.6	31.5	39.3
Average Age (Female)	25.9	30.8	38.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,175	4,371	16,702
# of Persons per HH	3.4	2.8	2.4
Average HH Income	\$59,381	\$63,996	\$70,066
Average House Value	\$170,319	\$188,266	\$156,543

2020 American Community Survey (ACS)

MATTHEW J. LESTER

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