

MULTIPLE CONFIGURATIONS IN SHOPPING CENTER

Westmar Plaza

2103- 2175 Buffalo Road
Rochester (Gates), NY 14624

V
VENTURE
BROKERAGE GROUP



AVAILABLE OPPORTUNITY

FOR LEASE: Neighborhood Shopping Center with multiple spaces/configurations available

- » Spaces available from 3,811 SF to 5,512 SF
- » Two pad sites available for sale, for lease or build to suit

PROPERTY HIGHLIGHTS

- » Conveniently located less than 0.3 miles from Interstate 490
- » Multiple entrance points & ample parking
- » Just 4 miles from Frederick Douglass Greater Rochester International Airport
- » Over 52,000 people within 3 miles



FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS
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PROPERTY PHOTOS



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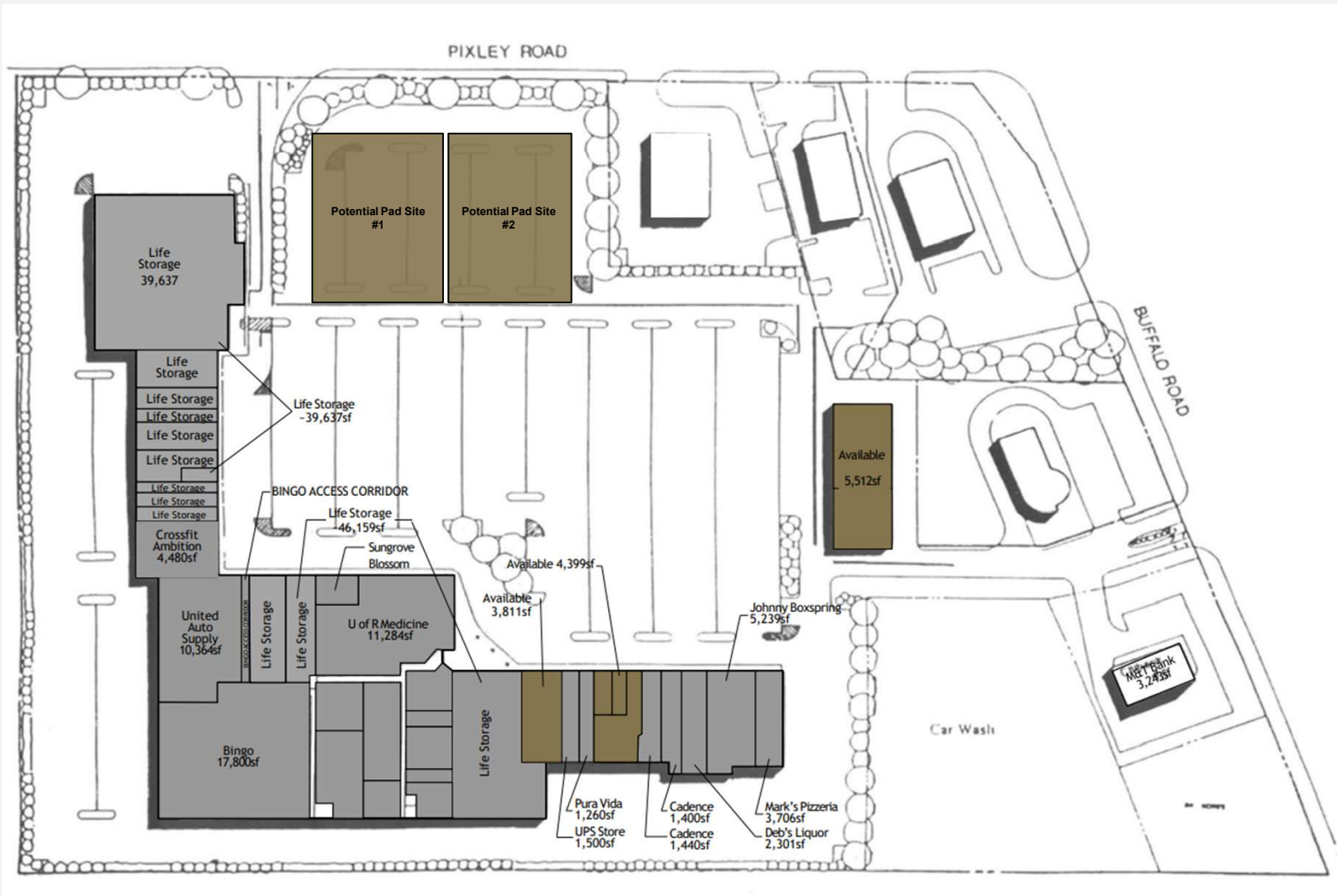
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SITE PLAN



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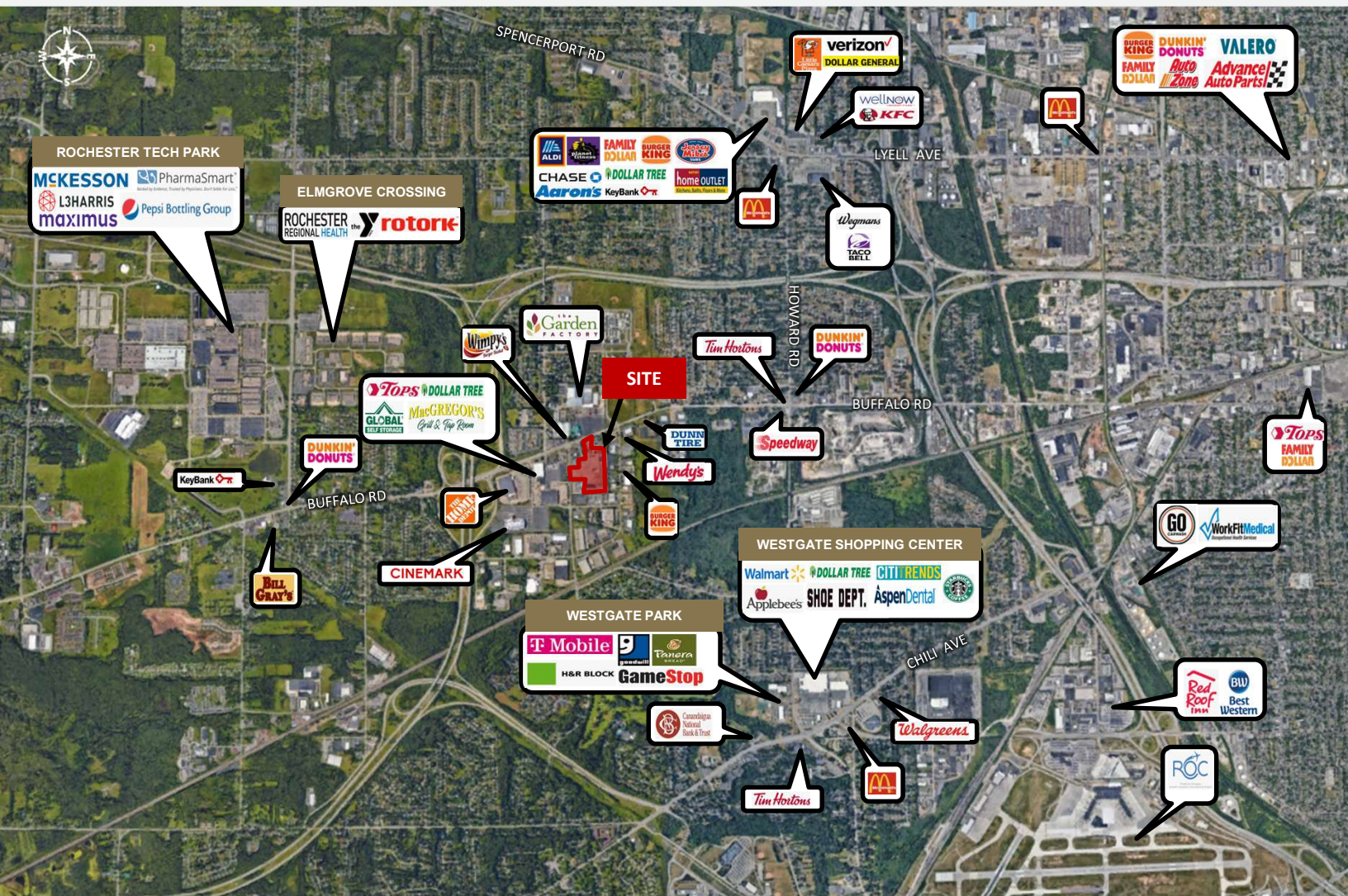
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MARKET AERIAL



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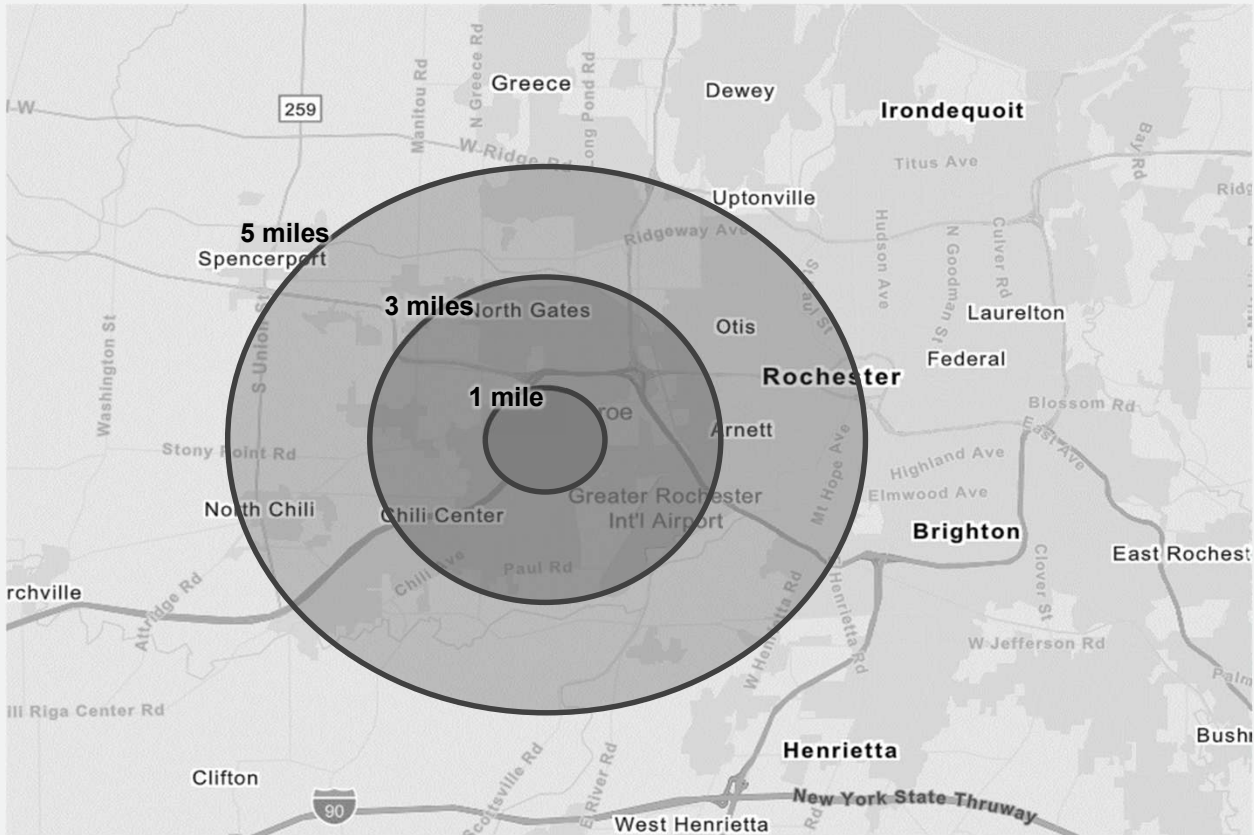
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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	4,314	52,647	179,174
Daytime Population	6,538	59,160	229,589
Households	1,866	22,583	70,927
Average Household Income	\$87,984	\$84,819	\$74,081



2,253
Businesses



35,860
Employees



\$155,941
Median Home Value



42.7
Median Age

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