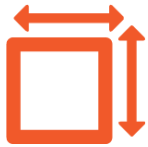


# FOR SALE & LEASE

120 PIXLEY RD ROCHESTER, NY 14624



**3,670**  
SQUARE FEET



**180,470**  
PEOPLE WITHIN 5 MILES



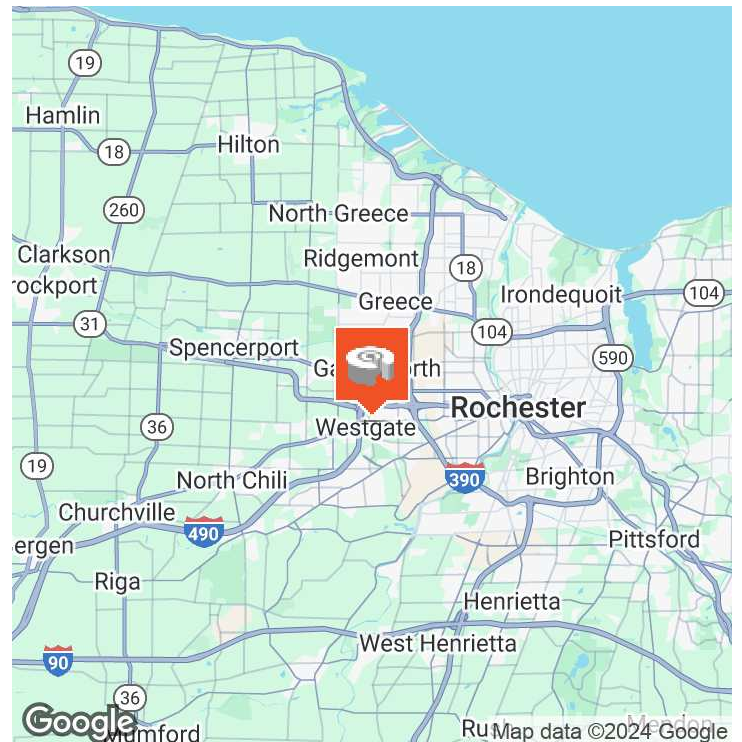
**\$639,000**  
SALE PRICE

## OFFERING SUMMARY

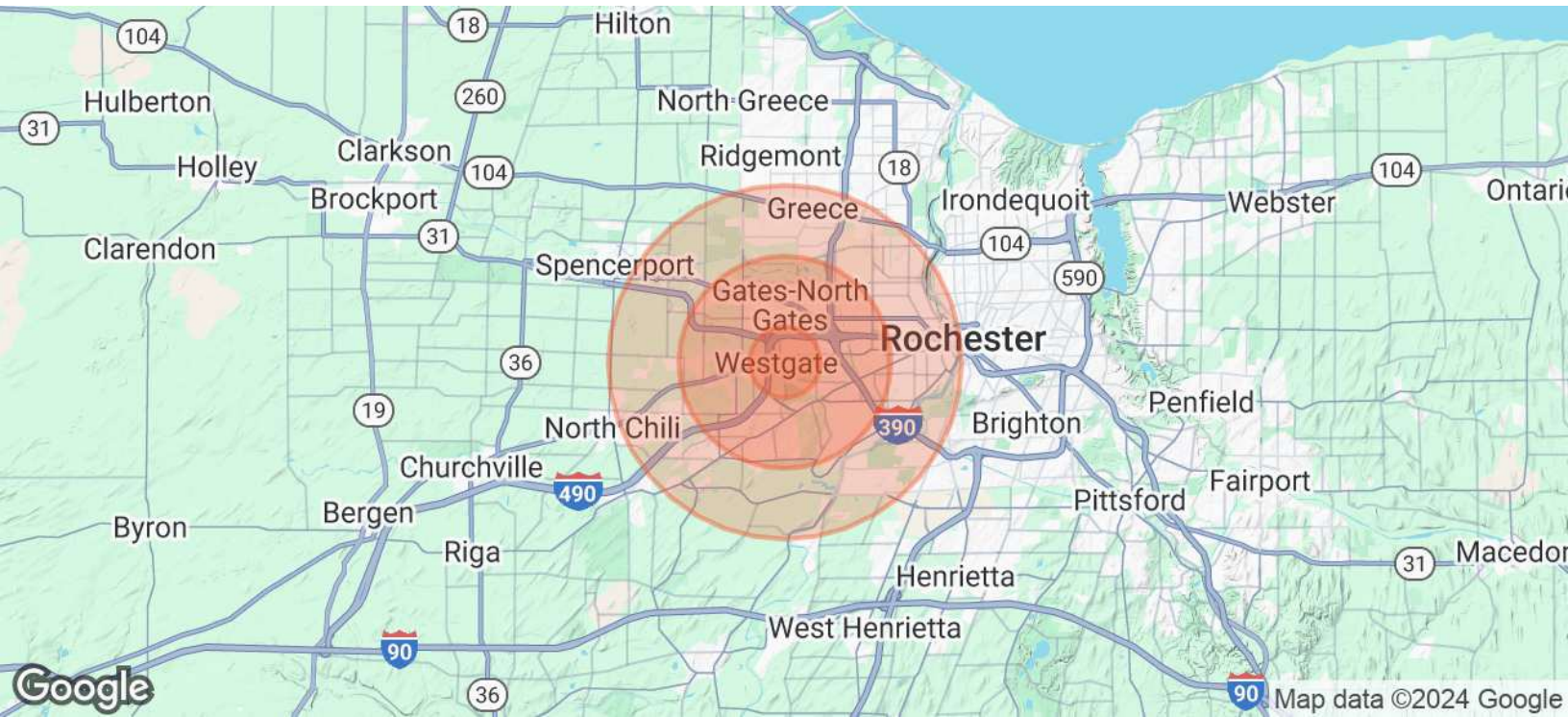
Sale Price:	\$639,000
Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	3,670 SF
Lot Size:	0.57 Acres
Building Size:	3,670 SF

## LISTING SUMMARY

- Located at the corner Buffalo Rd. & Pixley Rd.
- 3,670 SF available
- Former home to Yianni's Restaurant - Operating 35+ years
- 26 Parking Spaces
- Owner willing to consider opportunities for adaptive reuse of the property.
- Neighbors Bank of America and Burger King & across the street from Home Depot and Tops Market



## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,489	50,205	180,470
Average Age	46	43	39
Average Age (Male)	45	42	38
Average Age (Female)	47	45	40

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,889	21,617	71,483
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$92,823	\$87,743	\$73,311
Average House Value	\$173,661	\$183,344	\$197,431

Demographics data derived from AlphaMap

#### MARC QUERCIA

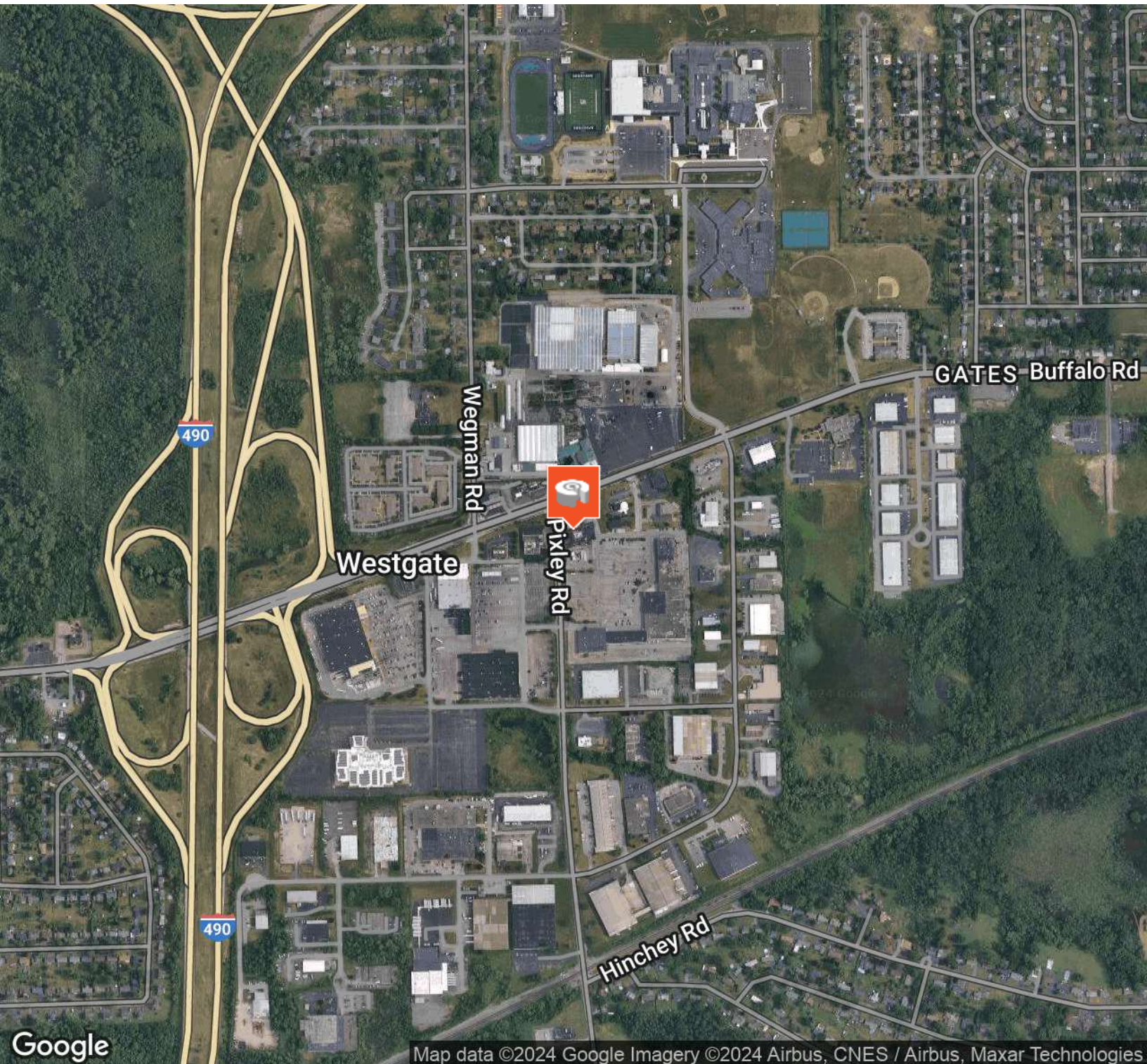
Licensed Real Estate Salesperson  
585.509.0632  
mquercia@caliberbrokerage.com



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## AERIAL MAP



**MARC QUERCIA**

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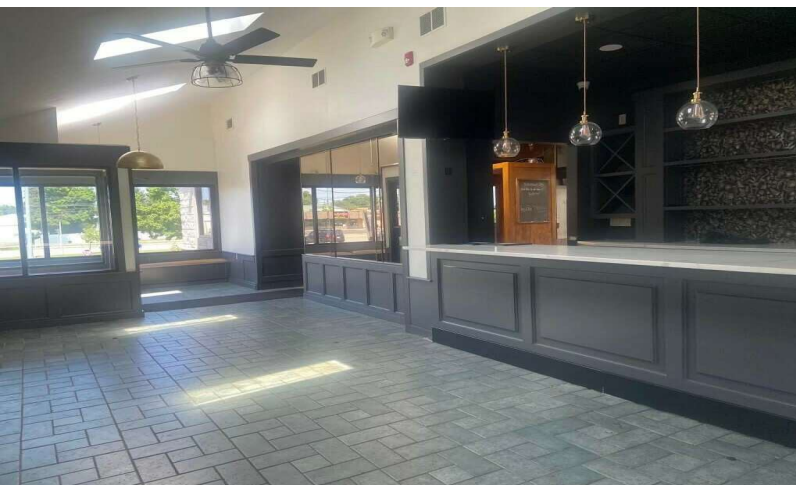
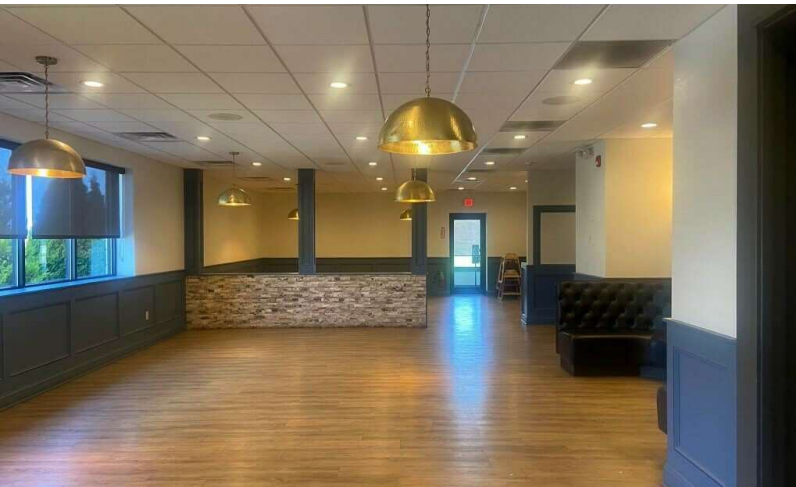


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## ADDITIONAL PHOTOS



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