

TWO FRONTS PLAZA AT CHILI & PAUL

3228-3240 Chili Avenue, Rochester, NY 14624

RETAIL PROPERTY FOR LEASE



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PROPERTY SUMMARY

TWO FRONTS PLAZA AT CHILI & PAUL | 3228-3240 CHILI AVENUE, ROCHESTER, NY 14624



PROPERTY DESCRIPTION

Two Fronts Plaza at Chili & Paul (Formerly known as 'Chili Paul Plaza') is a large neighborhood retail plaza located on the main retail corridor in the Town of Chili, Monroe County, New York.

The Plaza is home to several National and Regional credit tenants. Sherwin-Williams, AutoZone, Key Bank, Canandaigua National Bank, Monroe Muffler Brake, Dollar General, Subway, and Bill Gray's Restaurant.

PROPERTY HIGHLIGHTS

- Large Regional Retail Center - Serving the Rochester, North Chili, & Westgate Communities
- Several national and regional tenants
- Newer facade and parking lot
- Close to I-490, a major Interstate Highway that serves Rochester, NY, the third largest city in the State of New York

OFFERING SUMMARY

Lease Rate:	Negotiable (NNN)
Number of Units:	36
Available SF:	1,500 - 2,580 SF
Lot Size:	18.728 Acres
Building Size:	137,381 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,381	14,500	26,503
Total Population	5,528	34,473	69,465
Average HH Income	\$102,232	\$100,927	\$90,356

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PLANS

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LEGEND

- Available
- Available Soon
- Unavailable

Suite	Tenant	SF	Suite	Tenant	SF
A-1A	Steve's Diner	2,475	B-12	Bead Fabulous	1,400
A1-B	Falafel Aleppo	1,196	B-13	Great Room of Rochester	3,600
A-2	XPO Nails	488	B-14	Sacred Realm Tattoo	1,750
A-3	Petrello Phillips	684	B-16	Northeastern Martial Arts	3,800
A-4	Wash Haus Laundromats	1,600	B-18	Ferrari Pizza Bar	7,640
A-5	Subway	857	C-1A	Claridge Furniture	6,501
A-6	Autozone	9,421	C-1B	Faber Builders	7,682
A-7	Sherwin Williams	7,000	C-3	Dollar General	7,653
B-1	Leaf & Bean Coffee	2,559	C-4	Bill Gray's Restaurant	10,800
B-3	Asia Nation	2,048	C-5	Claridge Warehouse	8,000
B-6	The Mattress Store	810	C-8	Doctor Electric	5,000
B-5	Sal's Barber Shop	750	C-9	Agape Physical Therapy	5,162
B-6	AVAILABLE	1,500	D-1	Keybank	3,005
B-7	Salon Bella Monte	1,080	D-2	Canandaigua National Bank	3,300
B-8	AVAILABLE	1,080	E-1	Monro Muffler	6,600
B-9	Footloose Spa	2,100			
B-10	Jenn's Cookie Creations	4,785			
B-11	Corona's Mexican Restaurant	4,490			

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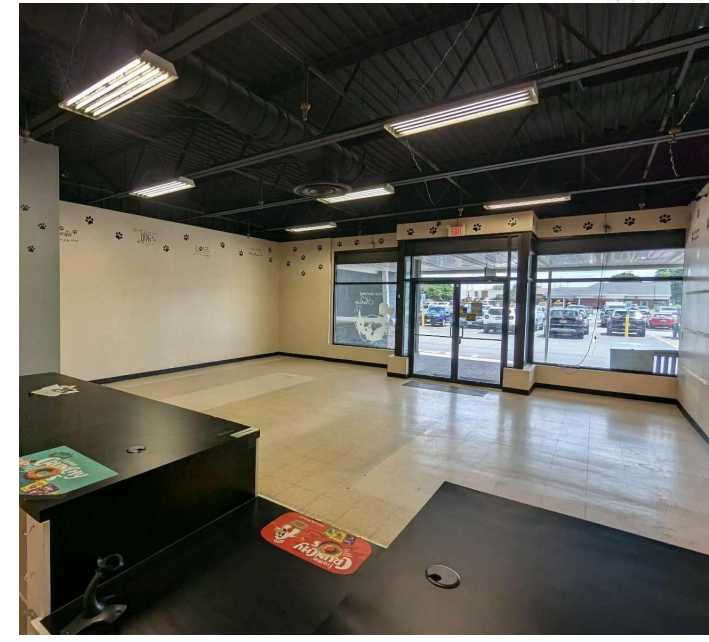
SUITE B6

TWO FRONTS PLAZA AT CHILI & PAUL | 3228-3240 CHILI AVENUE, ROCHESTER, NY 14624



SUITE B6: 1,500 SQ. FT.

In-line retail space formatted well for pet supply, cellular store, nutrition store, clothing, or light retail. Turnkey unit with LED lighting and great frontage.



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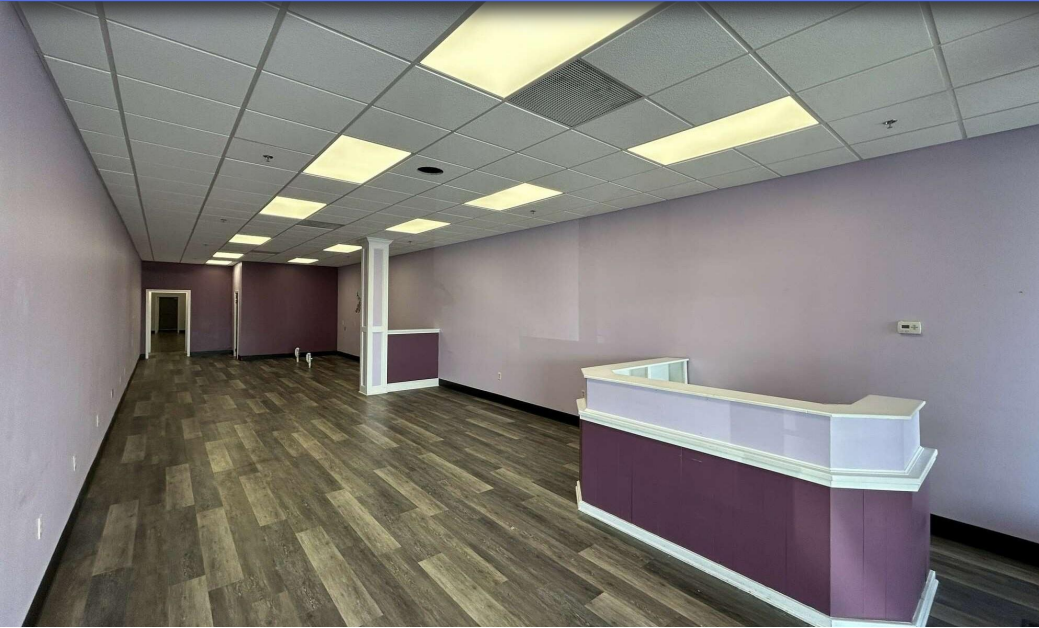
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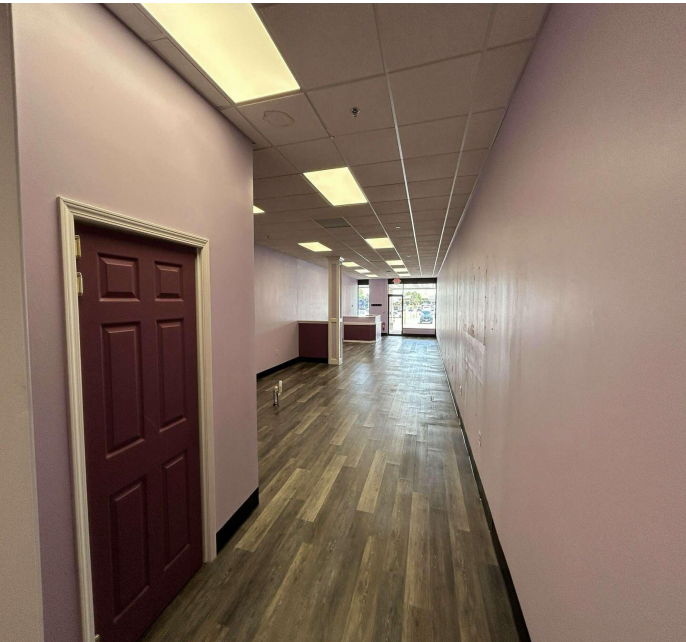
SUITE B8

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SUITE B8: 2,580 SQ. FT.

In-line retail space in high-traffic center. Move-in ready space with clean laminate wood floors, painted walls, overhead lighting, and large windows for great visibility and natural lighting. Perfect fit for salon users and light retail.



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RETAILER MAP

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Wendy's Tim Hortons Verizon DOLLAR TREE
 DUNKIN' DONUTS ALDI BIG LOTS! FIVE BELOW
 PET SUPPLIES PLUS.
 Citizens Bank

Panera BREAD ROSS DRESS FOR LESS CITITRENDS
 Starbucks Applebee's Tim Hortons Walmart Save money. Live better.
 KeyBank DUNKIN' DONUTS HIBBETT SPORTS SHOE DEPT. ENCORE

Auto Zone SUBWAY TACO BELL
 BILL GRAY'S DOLLAR GENERAL MICROTTEL BY WYNDHAM
 MONRO MUFFLER/BRAKE & SERVICE KFC Canandaigua National Bank & Trust

Wegmans McDonald's target KeyBank Valvoline
 SUPERCUTS REAL SMART HAIR Starbucks Advance Auto Parts Marc's Fresh Sausage. Smart Living.
 AT&T CVS pharmacy Pizza Hut Ferrari



Map data ©2024

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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,528	34,473	69,465
Average Age	43	43	40
Average Age (Male)	41	42	39
Average Age (Female)	45	44	42

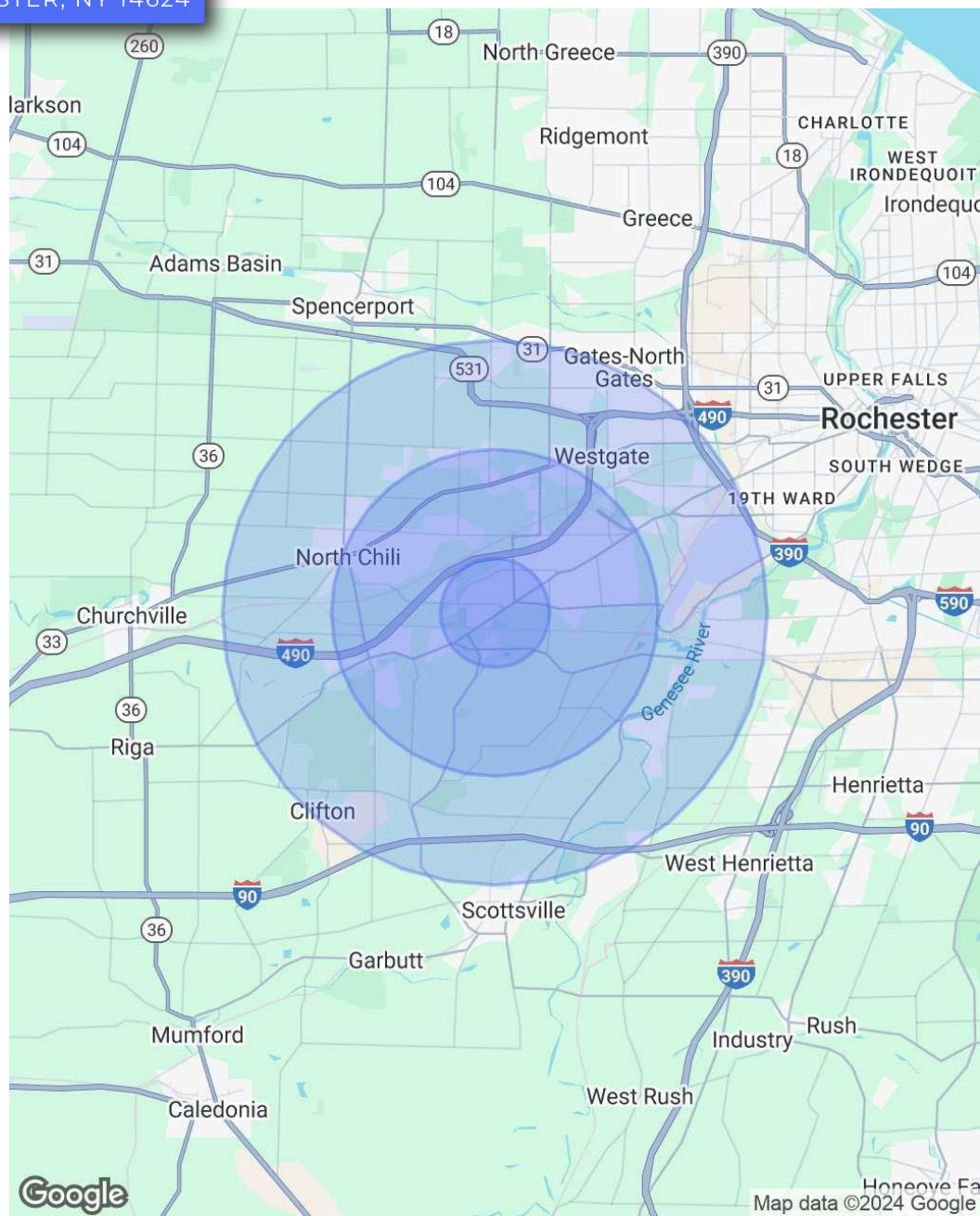
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,381	14,500	26,503
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$102,232	\$100,927	\$90,356
Average House Value	\$230,071	\$223,001	\$231,108

TRAFFIC COUNTS

Chili Ave & Paul Rd 16,815/day

Demographics data derived from [AlphaMap](#)



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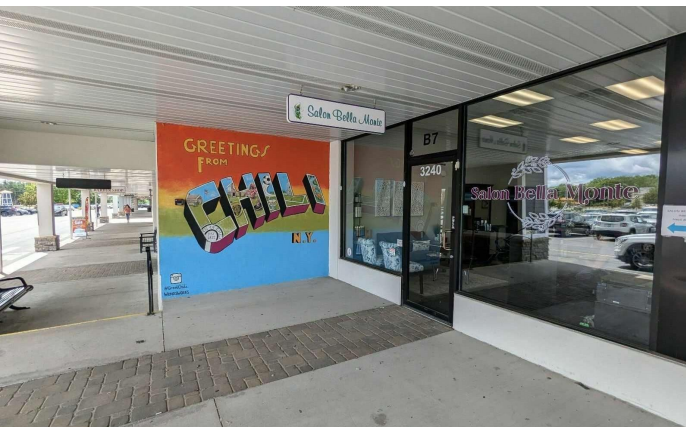
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ADDITIONAL PHOTOS

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RECENT TRANSACTIONS



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