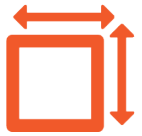


FOR LEASE

2150 FAIRPORT NINE MILE PT RD, PENFIELD, NY 14526



3,080+/-
SF AVAILABLE



14,371
VEHICLES PER DAY



\$ NEGOTIABLE
LEASE PRICE

OFFERING SUMMARY

Space Available	3,080+/- SF
Building Size	6,000 SF
Shopping Center Name	Penfield Landing
Traffic Counts	Route 250: 14,371/ vpd Route 441: 25,308/ vpd
Parking	161 Spaces

PROPERTY HIGHLIGHTS

Penfield Landing is located at the high-traffic intersection of Routes 441 & 250 in Penfield. Easy access via a shared traffic light with Panera Bread & Target and surrounded by national retailers.

- Prime multi-tenant retail center
- Space can be subdivided
- Co-tenant: Moe's Southwest Grill
- Adjacent to Panera Bread & Burger King
- Ample parking available
- Property sits across the street from a Wegmans & Target anchored shopping center

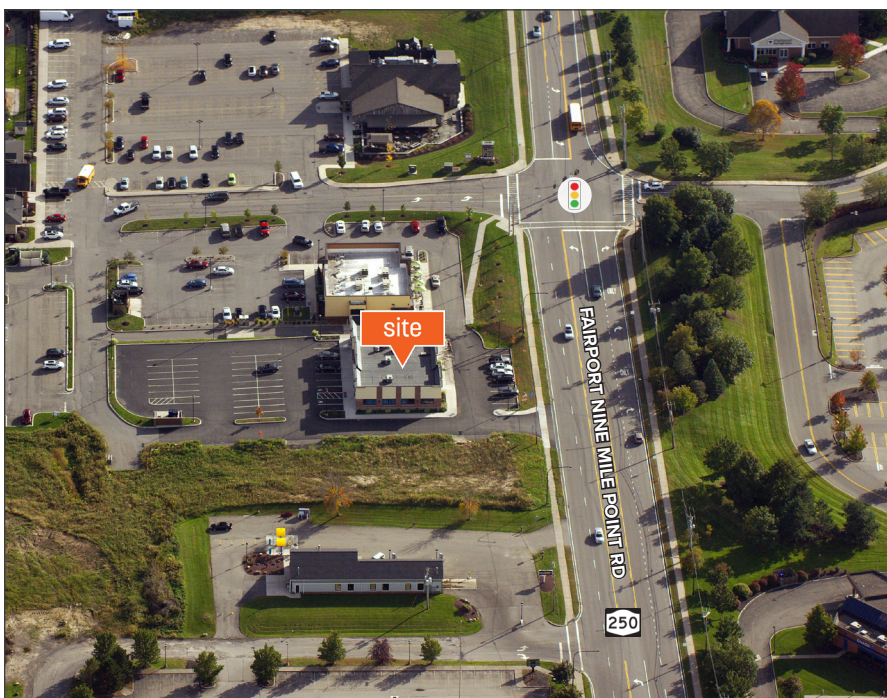
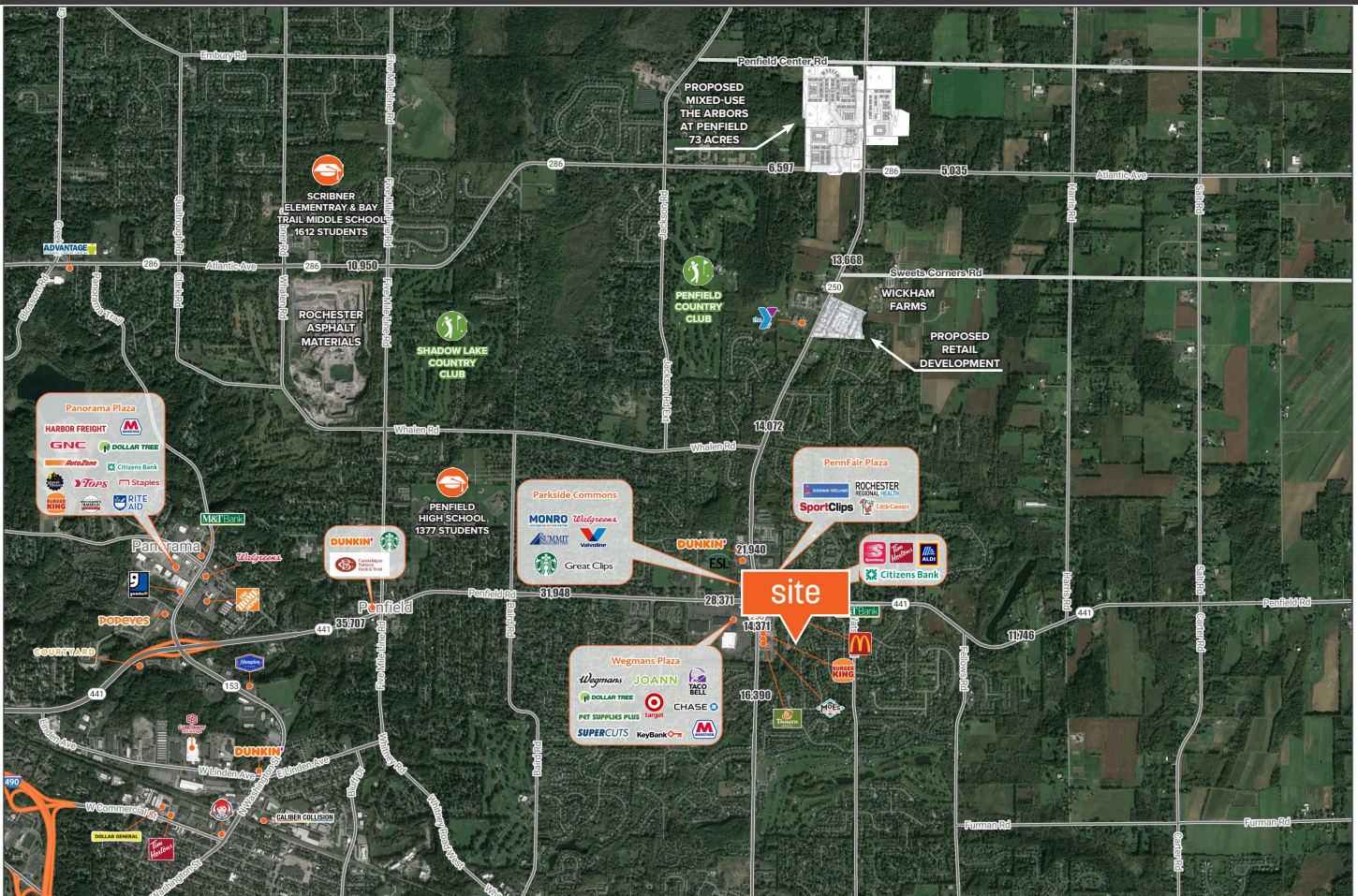


DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	7,718	45,886	104,081
Median HH Income	\$90,550	\$93,034	\$100,944
Households	3,321	20,097	44,024
Employees	1,233	13,990	30,933

FOR LEASE

PENFIELD LANDING | PENFIELD, NY 14526

 **Caliber**
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