

157 Rue De Ville

ROCHESTER, NY 14618



AVAILABLE OPPORTUNITY

- » Office Suite for Lease : 1,170SF +/- (potential to add adjacent 1,380SF)
- » Ideal for professional services, medical practices, small business, etc.

PROPERTY HIGHLIGHTS

- » Prime location just off South Clinton Avenue in the Town of Brighton
- » Walking distance from nearby retailers such as Tops, Starbucks, Jersey Mikes, etc.
- » Excellent accessibility & ample parking
- » Just over one mile from Strong Memorial Hospital & the University of Rochester with a total enrollment of approximately 12,000 graduate and undergraduate students
- » Less than 1 miles from Interstate 590 and Interstate 390



FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS
Licensed Real Estate Broker
585.615.1102 (c)
Janell@VentureBrokerageGroup.com

OFFICE SPACE FOR LEASE

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PROPERTY PHOTOS



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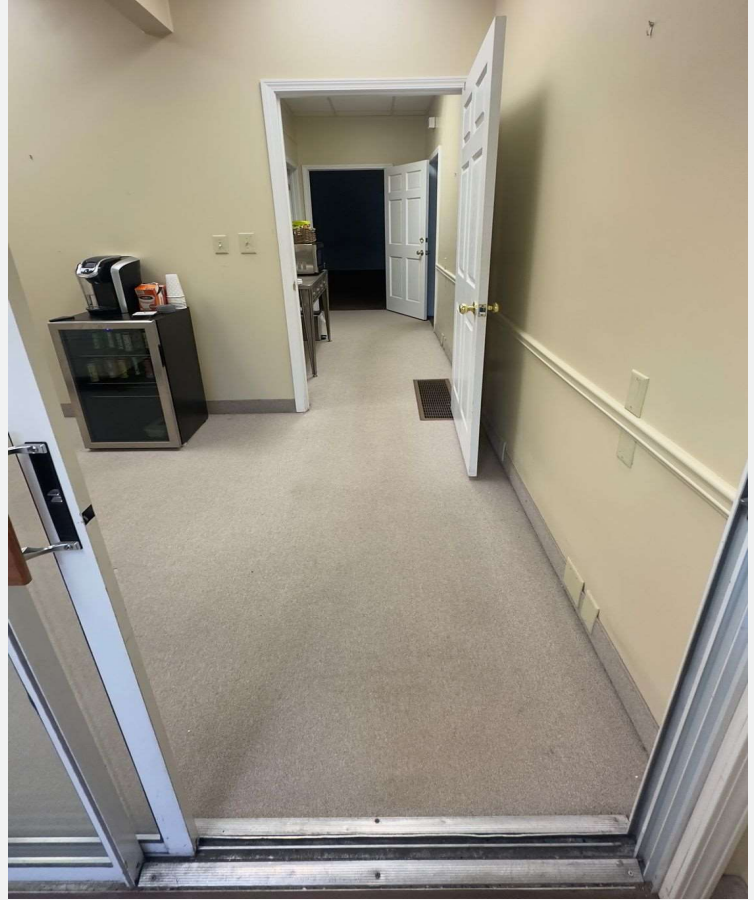
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INTERIOR PHOTOS



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MARKET AERIAL



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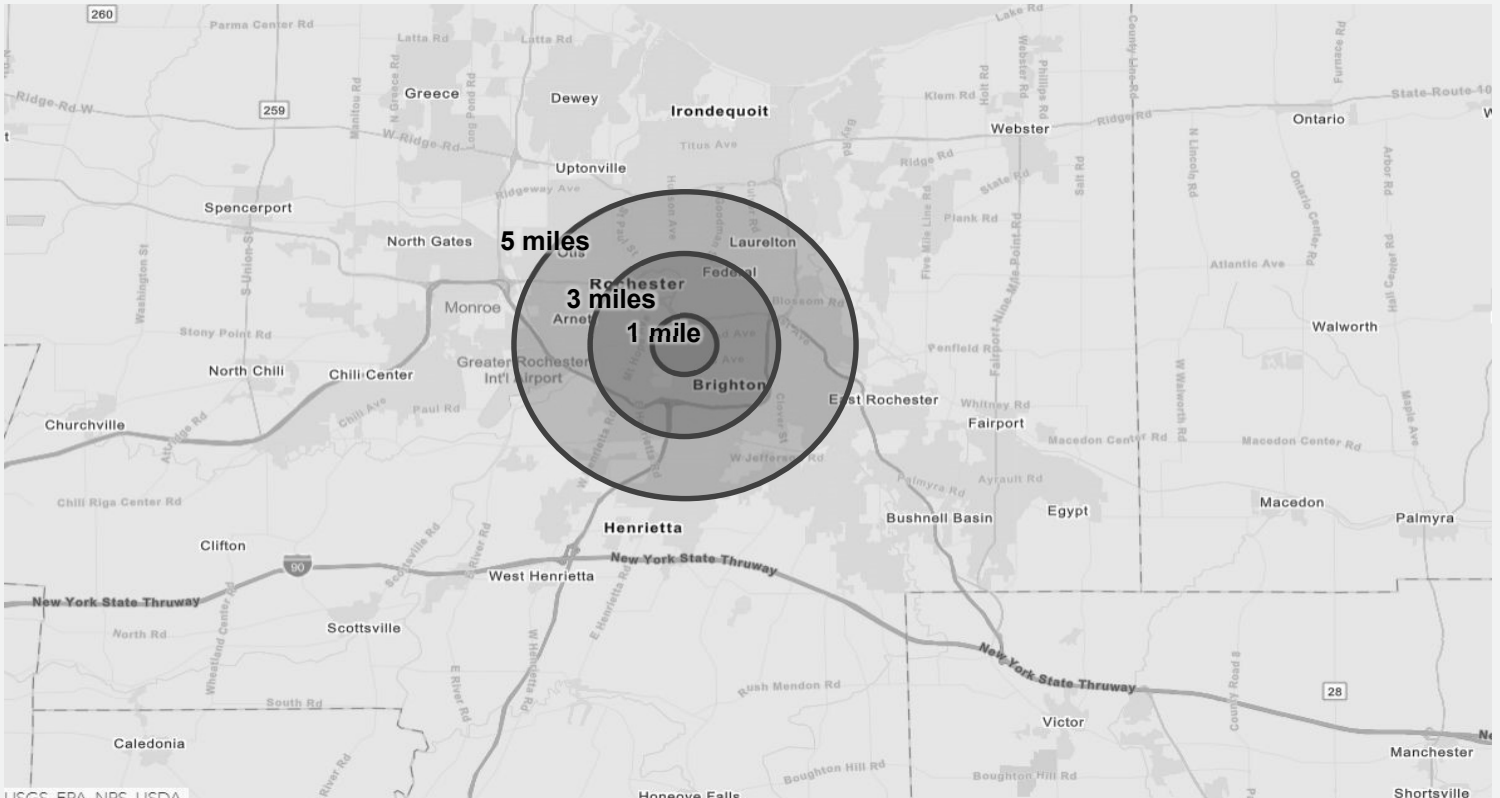
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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	8,485	116,642	282,799
Daytime Population	17,261	137,094	372,917
Households	4,096	54,870	120,832
Average Household Income	\$95,054	\$88,126	\$81,530



7,596
Businesses



175,311
Employees



\$210,740
Median Home Value



34.7
Median Age

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