

## SUMMARY

Available SF:	800 SF
Lease Rate:	\$1,000.00 per month (Gross + Utilities)
Building Size:	8,330 SF

## PROPERTY OVERVIEW

Introducing 880 SF of Office/Retail space available for lease at 7323 Pittsford Palmyra Rd, Perinton, NY, 14450. The open layout includes one large open room, a storeroom, sink, and restroom ensuring a comfortable and professional environment. With ample parking and excellent visibility, it presents a desirable location for businesses seeking high traffic and visibility. Traffic counts on this area of Pittsford Palmyra Road are over 22,000 per day.

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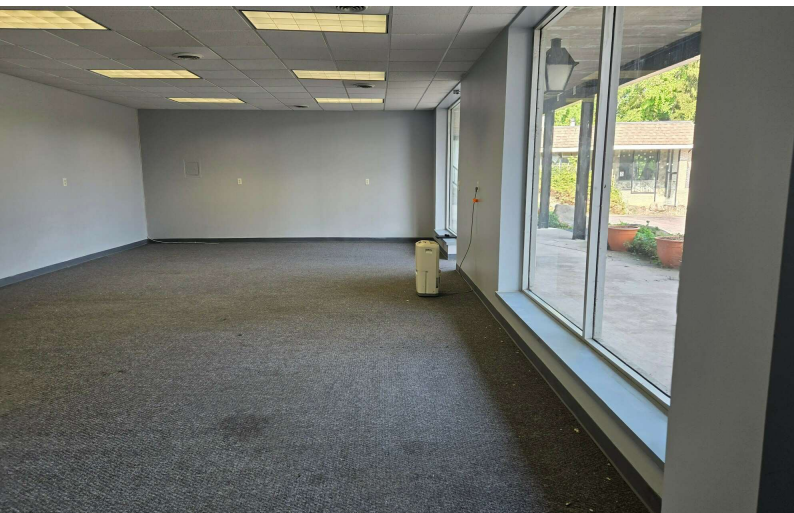
7323 PITTSFORD PALMYRA RD  
Perinton, NY 14450

**ADDITIONAL PHOTOS**



## HIGHLIGHTS

- Open Layout Office / Retail Space
- 22,000+ vehicles passing per day
- Ample Parking

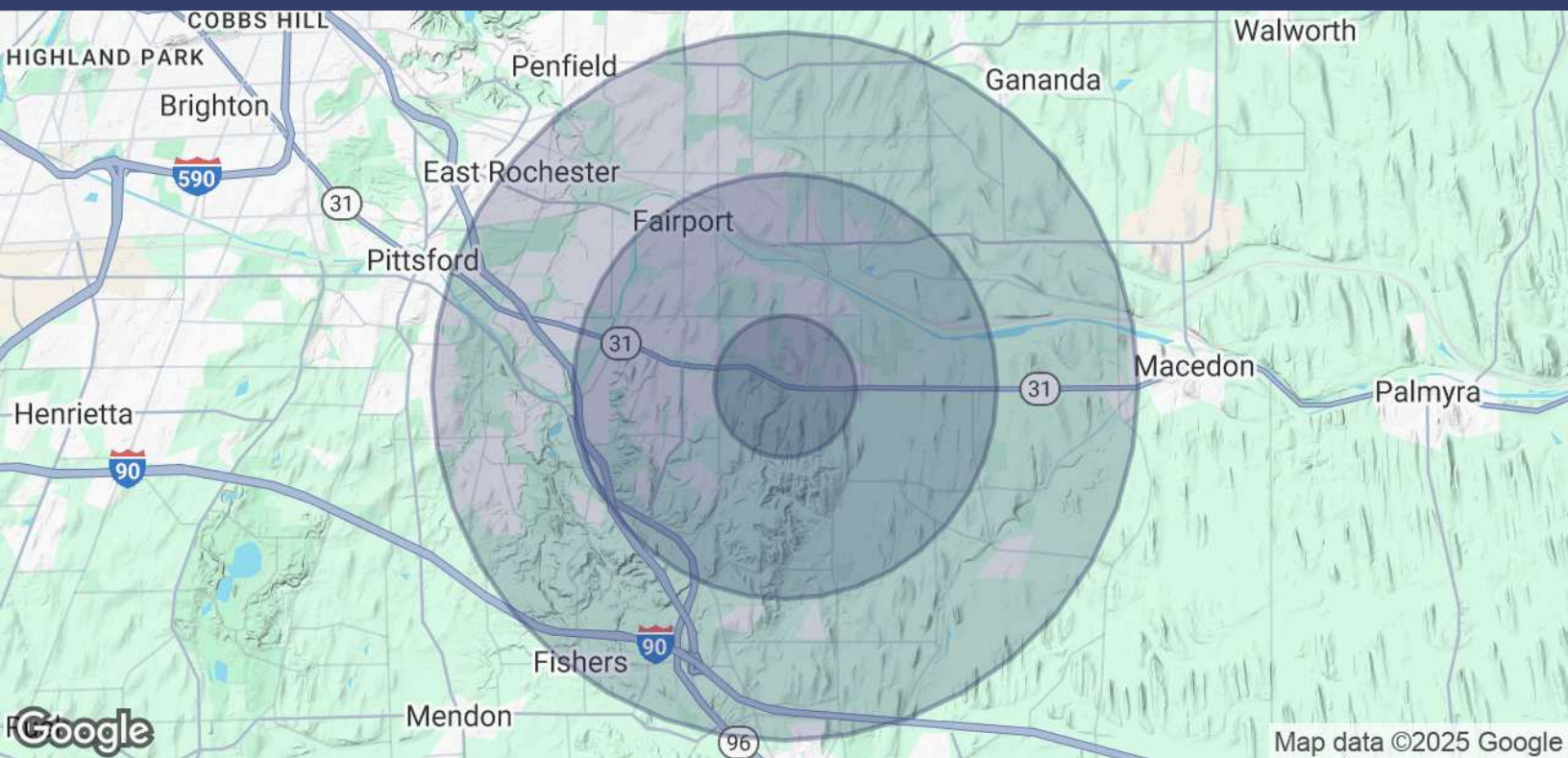




# 7323 PITTSFORD PALMYRA RD

Perinton, NY 14450

## DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,416	32,049	71,021
Average Age	44	45	45
Average Age (Male)	42	44	43
Average Age (Female)	45	46	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,363	13,575	29,381
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$154,425	\$150,708	\$144,637
Average House Value	\$366,300	\$342,352	\$339,131

Demographics data derived from AlphaMap