



86 S Union St

Rochester, NY 14607



eXp Commercial | 165 Broadway Suite 23rd Floor | New York, NY 10006 |

Michael Conroy

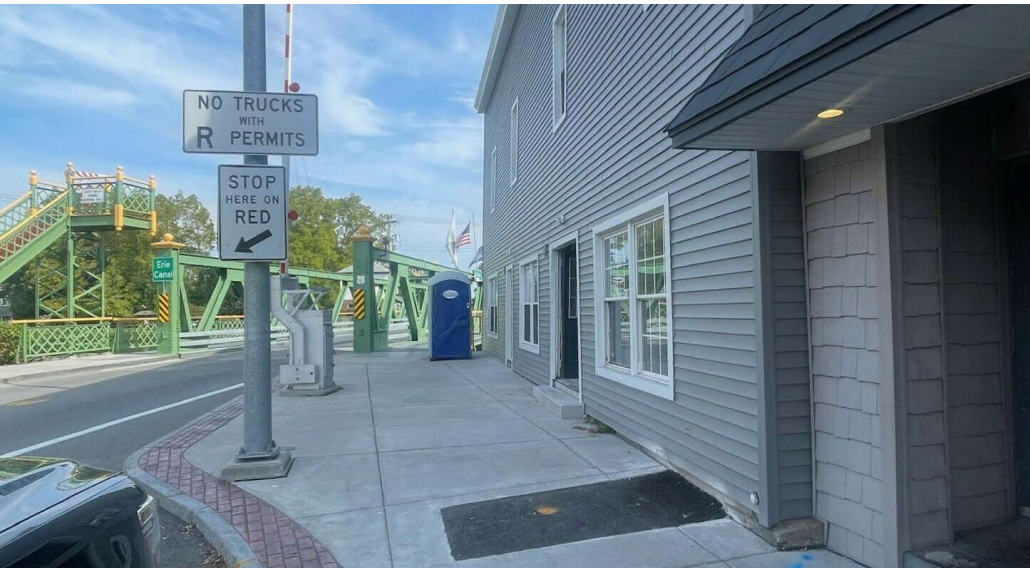
585.735.7739
michaelconroyrealty@gmail.com

Richard Rock

585.217.7800
richard.rock7800@gmail.com

FOR LEASE | 86 S Union St

Rochester, NY 14607



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (MG)
Building Size:	3,786 SF
Available SF:	1,200 SF
Year Built:	1890
Renovated:	2024
Zoning:	B-1 Business
Market:	Rochester
Submarket:	Spencerport Village

PROPERTY OVERVIEW

Unlock a unique retail opportunity in the heart of Spencerport's bustling Village on South Union Street, right along the scenic Erie Canal. This high-visibility property attracts steady foot traffic, making it ideal for retailers looking to establish or expand their business. The spacious interior is well-maintained, featuring large storefront windows perfect for showcasing merchandise, and modern amenities that enhance the shopping experience. With its prominent location and flexible layout, this space is perfectly positioned for businesses seeking to thrive in Spencerport's dynamic retail environment.

PROPERTY HIGHLIGHTS

- Great Visibility
- Canal View
- Public Parking
- Tenant Improvement Allowance

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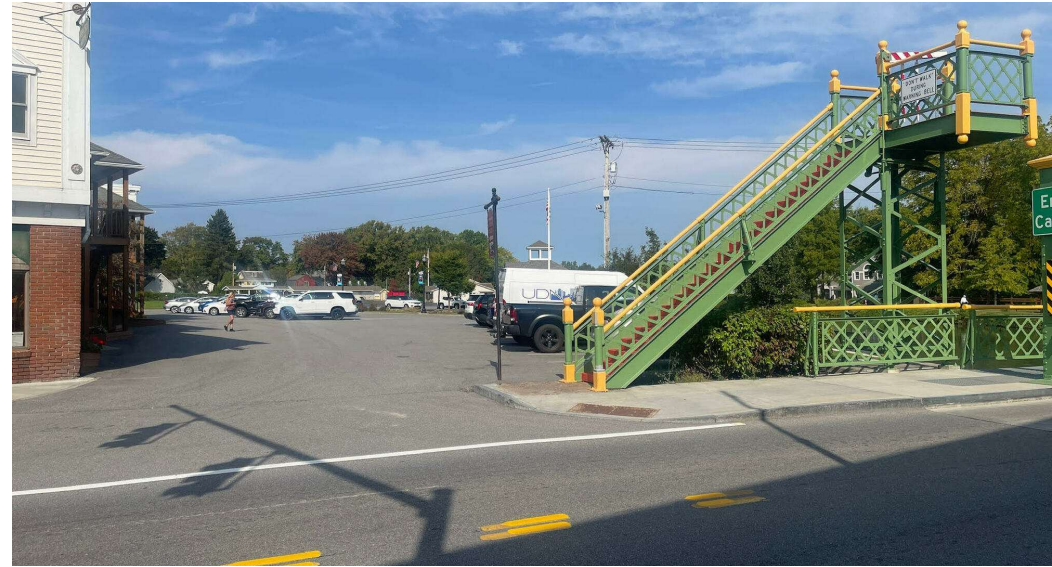
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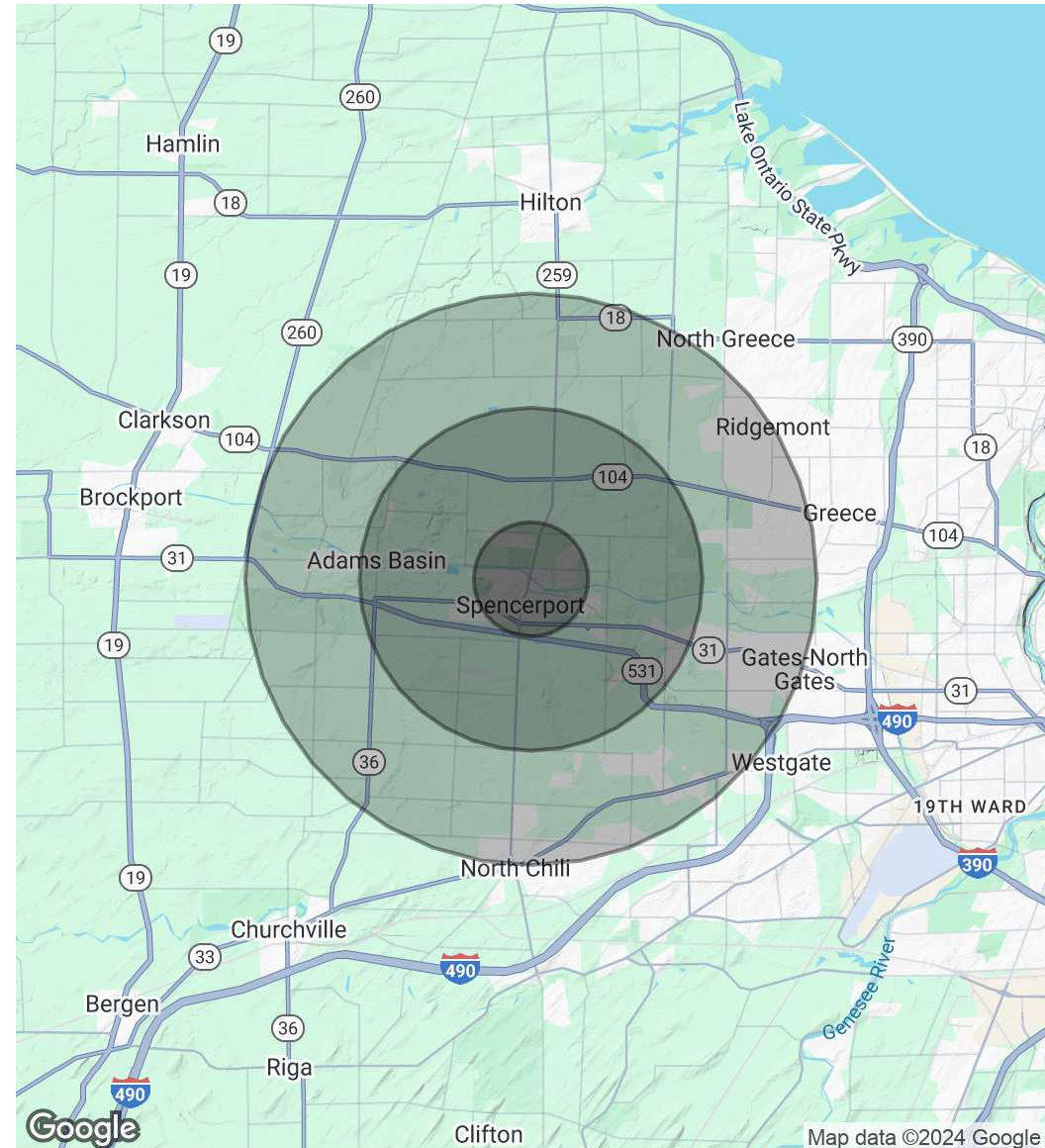
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,779	14,676	46,410
Average Age	42	43	44
Average Age (Male)	41	42	43
Average Age (Female)	44	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,388	6,027	19,251
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$104,480	\$110,825	\$105,038
Average House Value	\$264,248	\$273,117	\$246,081

Demographics data derived from AlphaMap



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MICHAEL CONROY

Associate Real Estate Broker

Direct: 585.735.7739 **Cell:** 585.802.3327
michaelconroyrealty@gmail.com



EXP COMMERCIAL

165 Broadway Suite 23rd Floor 23rd Floor, New York, NY 10006
585.735.7739

NY #10301218830



RICHARD ROCK

Associate Real Estate Broker

Direct: 585.217.7800 **Cell:** 585.217.7800
richard.rock7800@gmail.com



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165 Broadway Suite 23rd Floor 23rd Floor, New York, NY 10006
585.217.7800

NY #30R01055945

Michael Conroy

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michaelconroyrealty@gmail.com

Richard Rock

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