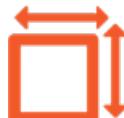


FOR SALE/LEASE

15 1/2 N MAIN ST, FAIRPORT, NY 14450



**5,800+/-
SF AVAILABLE**



101,319
PEOPLE WITHIN 5 MILES



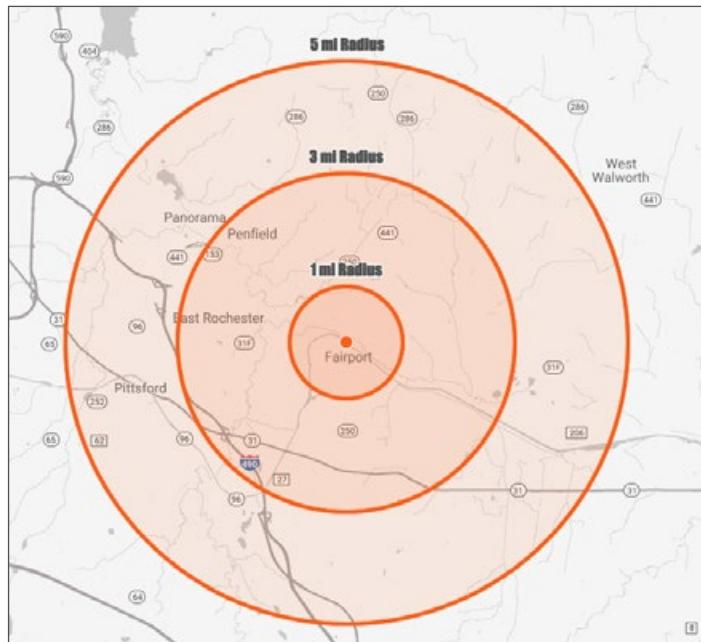
\$ CONTACT FOR PRICING

OFFERING SUMMARY

Size	5,800+/- SF
Lease Type	NNN
Sale Price/Lease Rate	Contact for pricing

PROPERTY HIGHLIGHTS

- Prime location directly on the Erie Canal in the heart of the village
- Vanilla shell – ready for custom buildout
- New mezzanine recently installed
- Frontage on Fairport's new Liftbridge Lane festival street
- Steps from the Canalway Trail, public parking, restrooms, and transient boat docks
- Surrounded by high-traffic destinations: The Cannery, Iron Smoke, Triphammer, Fairport Brewing, The Porterhouse, and more
- Walkable, high-demand area with low-cost Fairport Electric



Demographics	1 Mile	3 Miles	5 Miles
Population	10,353	58,929	101,319
Median HH Income	\$75,940	\$90,679	\$98,811
Households	4,999	28,846	42,194
Employees	5,288	15,904	39,627

FOR SALE/LEASE

15 1/2 N MAIN ST, FAIRPORT, NY 14450

 Caliber
Commercial Brokerage



Located near these local retailers:



Daniel Bosio

Licensed Real Estate Salesperson

M: 248.872.4654 O: 585.454.4500 x 116

dan@caliberbrokerage.com

Caliber Commercial Brokerage LLC

394 E Henrietta Rd | Rochester, NY 14620

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