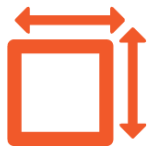


FOR LEASE

ROUTE 20A & SHALE RD GENESEO, NY 14454



100,000
SQUARE FEET



40,423
PEOPLE WITHIN 5 MILES



Negotiable
LEASE RATE

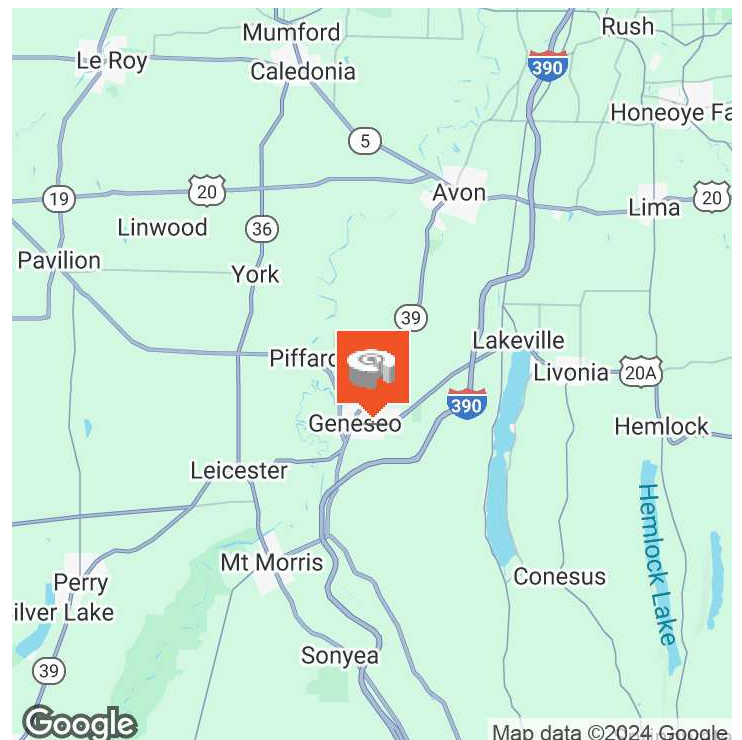
OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,205 - 3,500 SF
Building Size:	100,000 SF

LISTING SUMMARY

Caliber Commercial Brokerage is pleased to represent this well-positioned 100,000 SF retail development opportunity located at the intersection of Route 20A & Shale Rd in Geneseo, NY. The property is located in the main retail corridor and is less than 3 miles from the State University of New York College at Geneseo (4,910 total students). Anchored by a 50,000 SF Rochester Regional Health and shares a signalized intersection with Wegmans and Walmart. Pad sites and build to suit options available.

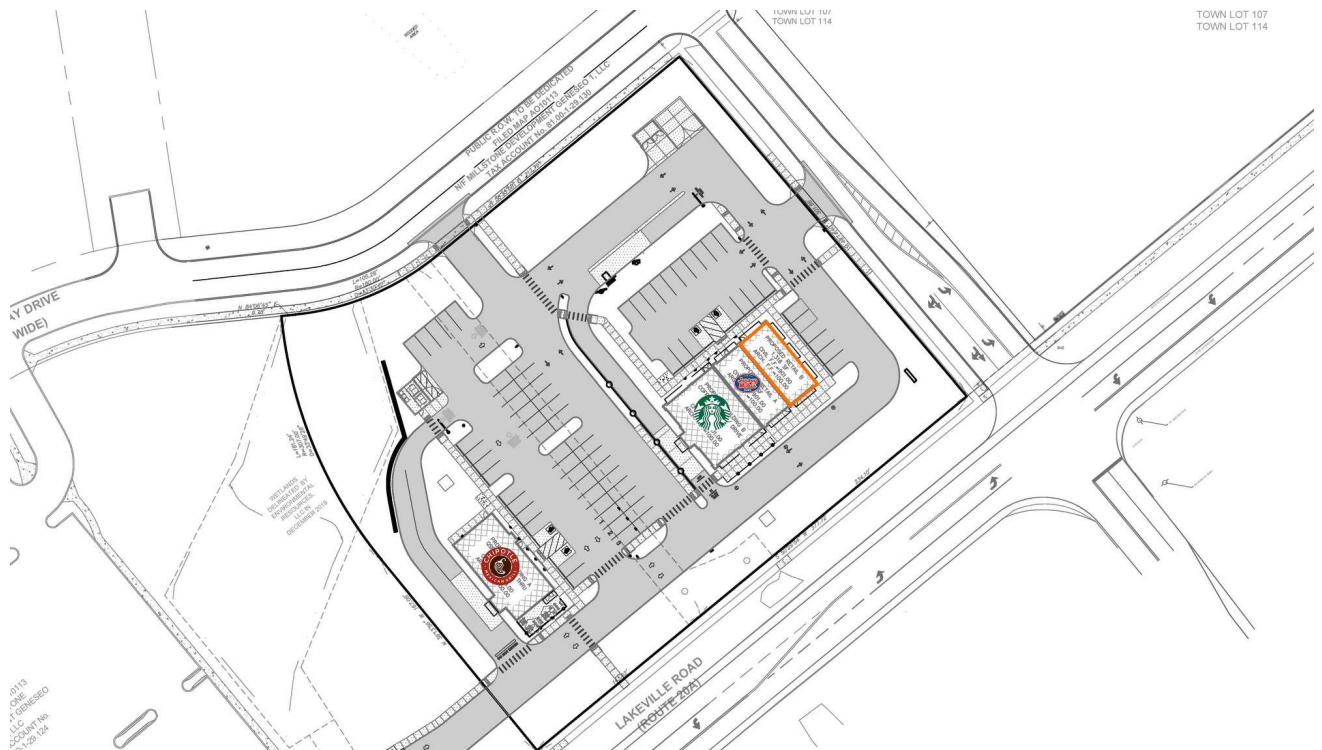
Traffic Counts	17078/day
Lease Type	NNN
Lease Rate	



FOR LEASE

ROUTE 20A & SHALE RD GENESEO, NY 14454

MARKET AERIAL



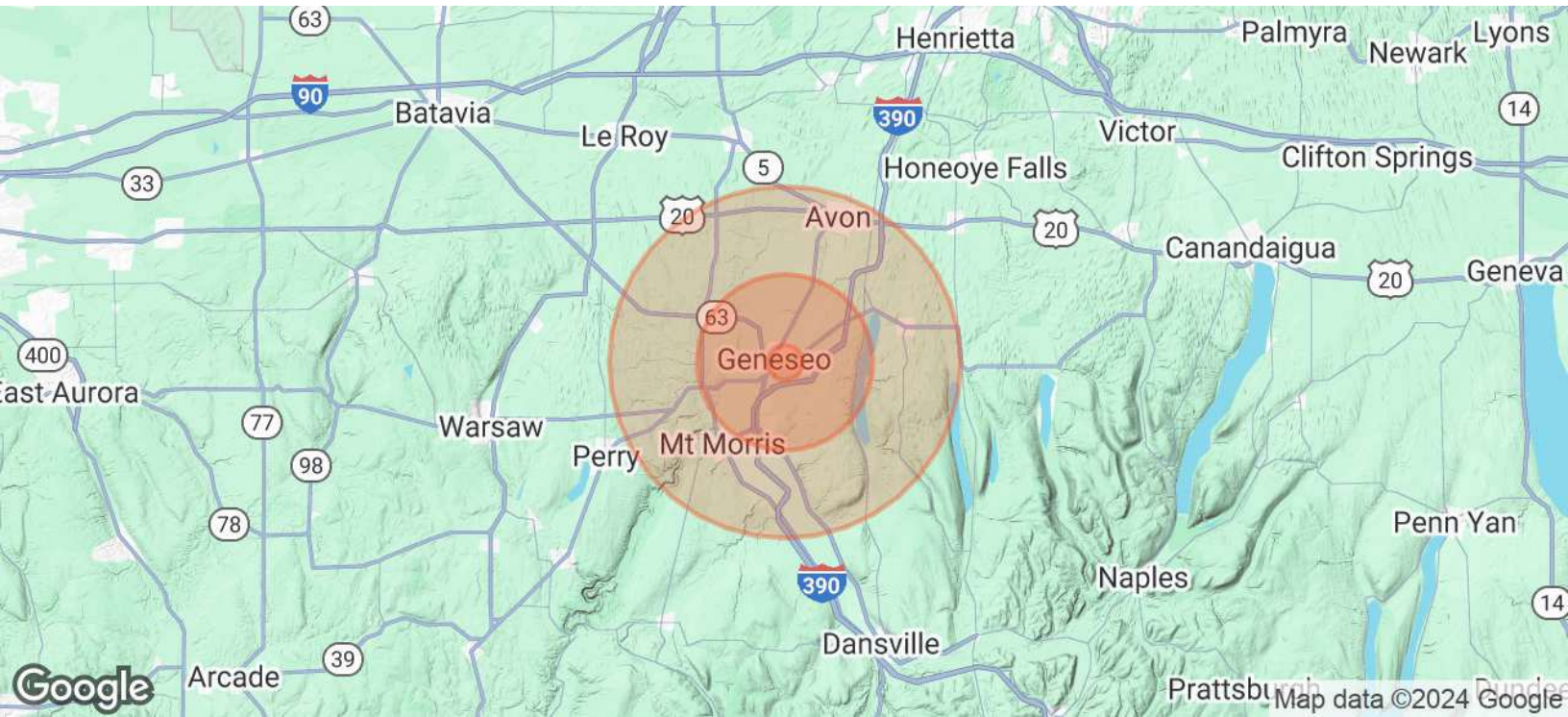
MATTHEW J. LESTER

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,974	12,386	40,423
Average Age	25.7	30.8	39.7
Average Age (Male)	25.6	31.5	39.3
Average Age (Female)	25.9	30.8	38.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,175	4,371	16,702
# of Persons per HH	3.4	2.8	2.4
Average HH Income	\$59,381	\$63,996	\$70,066
Average House Value	\$170,319	\$188,266	\$156,543

2020 American Community Survey (ACS)

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