

OFFERING MEMORANDUM



Former Walgreens Available for Sublease

792 W Main St
Rochester NY 14611

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THE SPACE

Location

792 W Main St
Rochester, NY 14611

HIGHLIGHTS

- **Building SF:** 10,905
- **Lease Expiration:** 3/31/27
- All leases must be coterminous

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
25,041	159,352	307,364

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$54,638	\$65,606	\$77,447

NUMBER OF HOUSEHOLDS

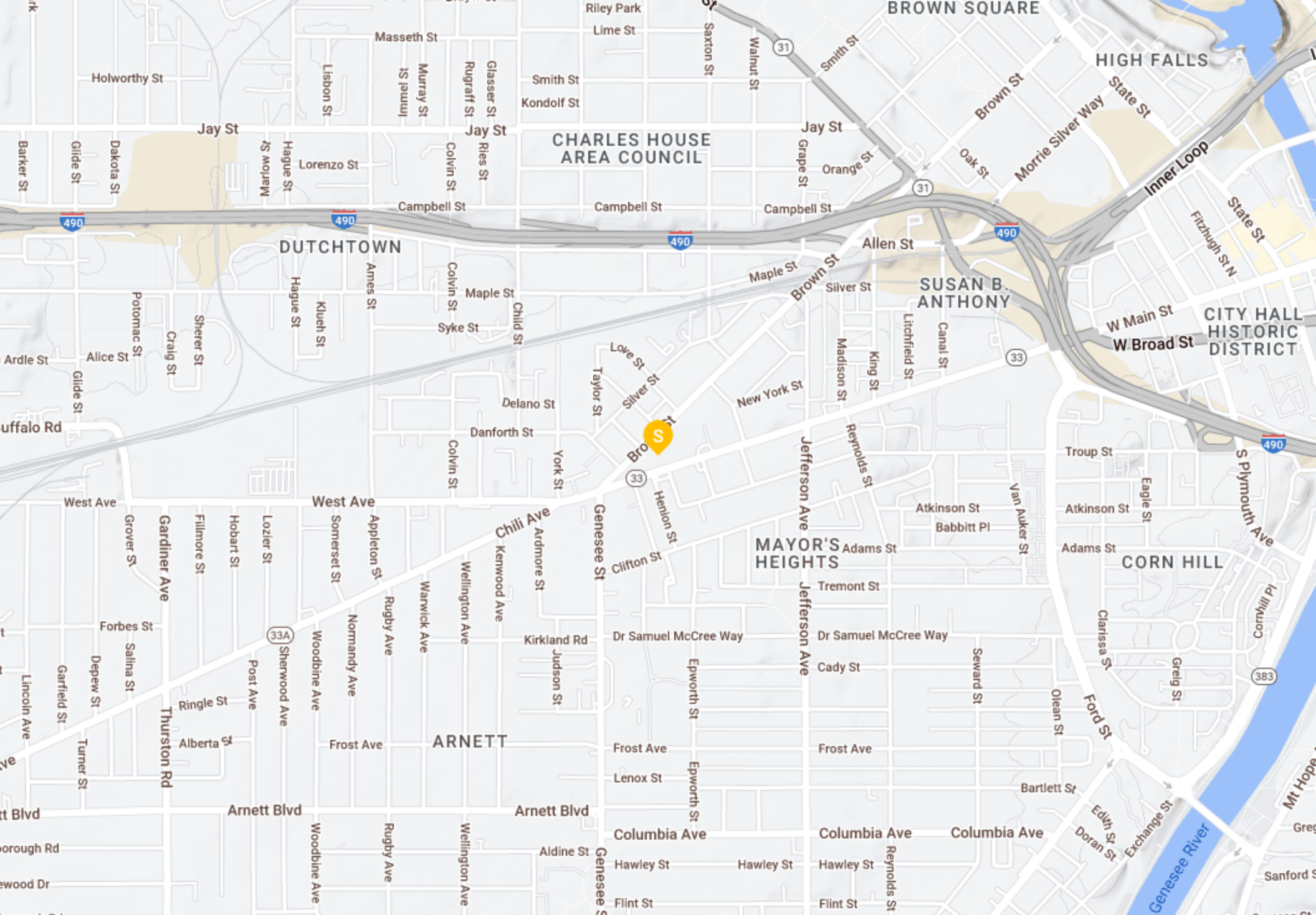
1.00 MILE	3.00 MILE	5.00 MILE
9,885	70,496	136,847

Former Walgreens available for sublease. This retail building offers pylon signage, a large private parking lot & amazing foot traffic. Nearby retailers include Family Dollar, St Peter's Kitchen, T-Mobile, Valero and more.

Asking Price: \$100,000 modified gross per annum







CHARLES HOUSE
AREA COUNCIL

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