



## 53 MARWAY CIRCLE

53 Marway Circle  
Rochester, NY 14624



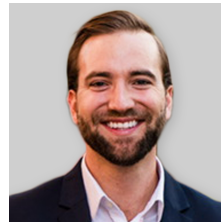
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Marway Cir

Marway Cir



# PROPERTY SUMMARY

Offering Price	\$685,000.00
Building SqFt	6,900 SqFt
Year Built	1986
Lot Size (acres)	1.00
Parcel ID	262600 119.13-1-9.221
Zoning Type	Commercial
County	Monroe
Frontage	250.20 Ft
Roof Type	Metal

# INVESTMENT SUMMARY

53 Marway Circle in Rochester,,NY offers customizable industrial space with a strategic location less than a mile from the Highway and within five miles off Downtown Rochester and the Rochester Airport. The property consists of an approximately 6,900 SF building and a sizable outside storage area. While the proximity to Rochester assists in providing easy access to a large workforce and all that the area has to offer, the property's location also lends well to convenient distribution options.

- The Warehouse features 14' Clear Height and 2 Drive-In bays
- The Power supply is 480v/3 phase
- Interior features include office space with kitchenette, and multiple restrooms. Concrete floors throughout the first floor for low maintenance.



# LOCATION HIGHLIGHTS

- Strategically located 11 minutes from AIRPORT, and with direct Highway access, maximize the amount of same-day tasks you can accomplish in your business.
- Your chance to expand your property portfolio into the Rochester, NY Market which has seen a surge in demand in recent years.
- Configurable outdoor space for parking fleet vehicles or outdoor storage which gives growth options to multiple of your medium to long-term tenants.
- Smart investment opportunity in the Rochester area with industrial tenants, low vacancy rates and open inbound / outbound transportation options.



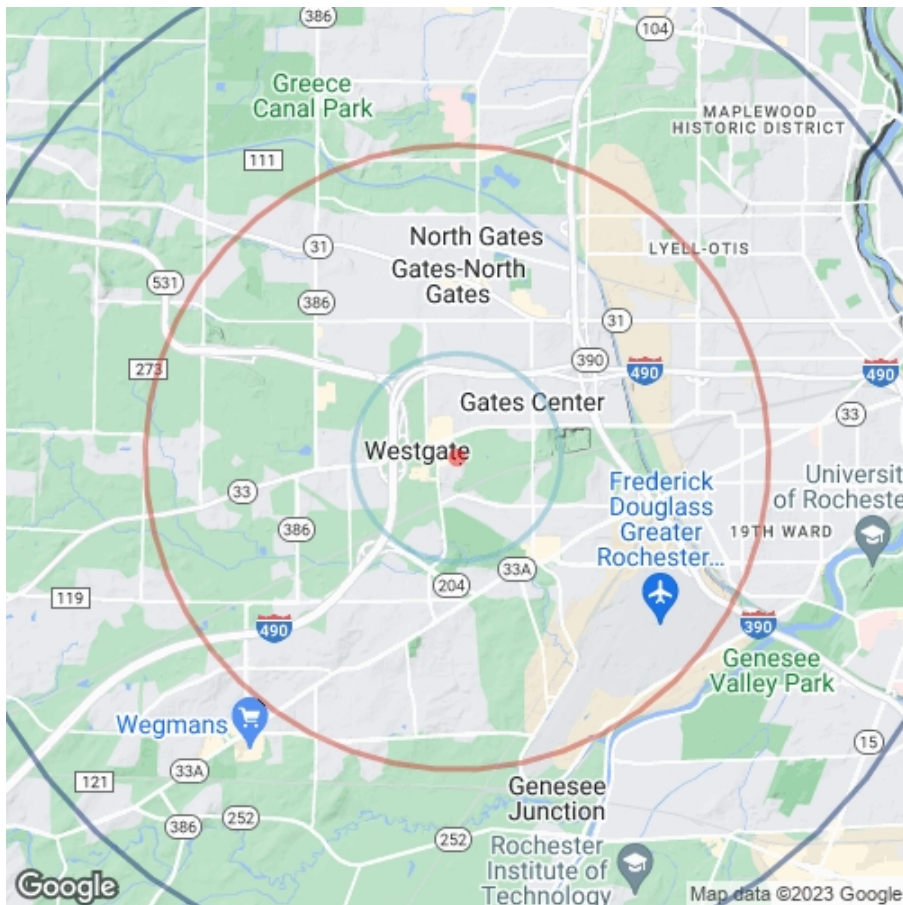
# RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
Building	Resa Power	6,900	\$66,033.00	\$9.57	Tax & Ins - \$25,265.00	02/01/2024	01/31/2027
	Total Occupied	6900	\$66,033.00				
	TOTAL	6900	\$66,033.00		\$25,265.00		

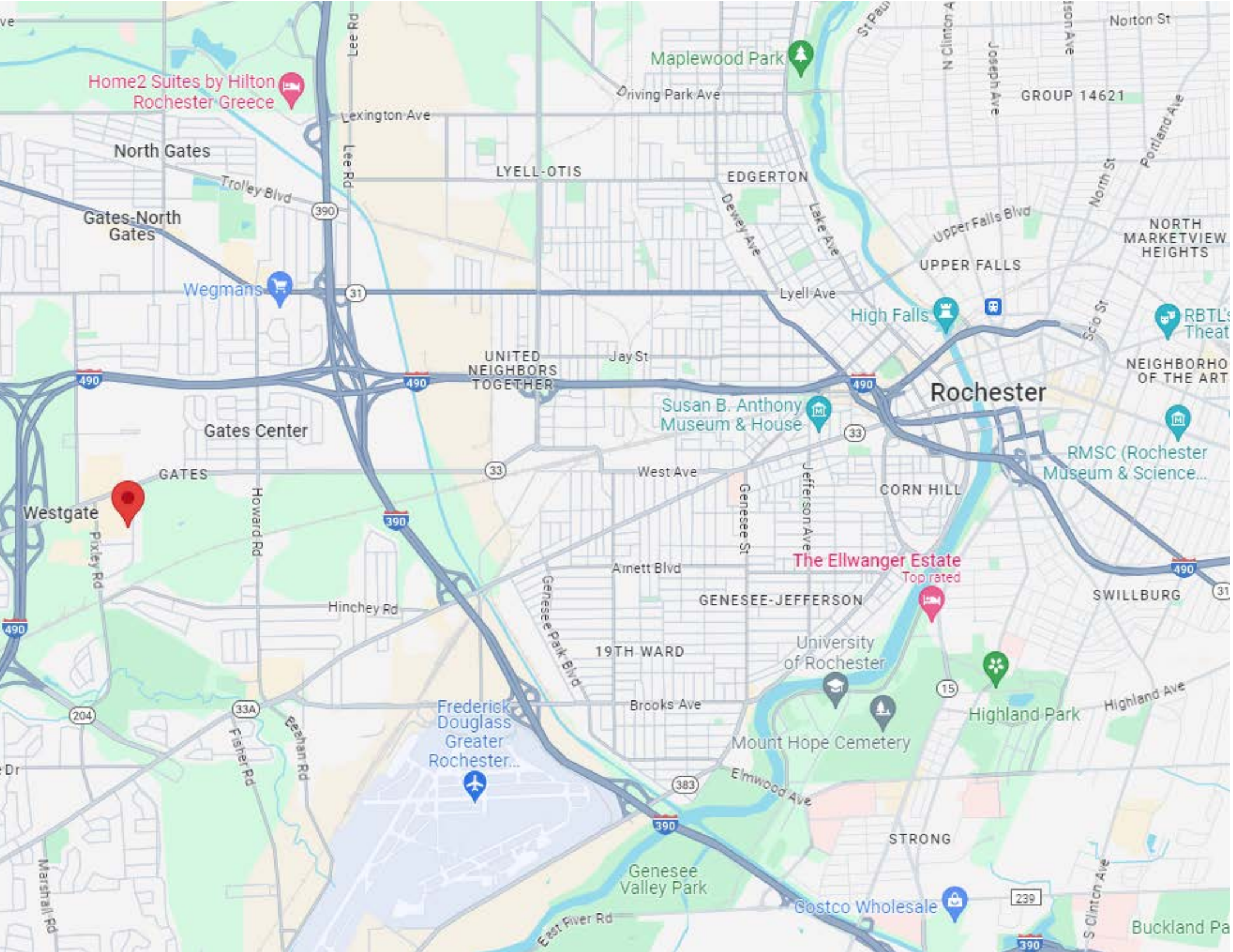
# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,011	55,780	185,930
2010 Population	4,759	53,928	182,040
2023 Population	4,799	54,161	185,700
2028 Population	4,748	53,431	184,524
2023-2028 Growth Rate	-0.21 %	-0.27 %	-0.13 %
2023 Daytime Population	6,797	61,713	240,300

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	113	1,922	10,595
\$15000-24999	127	1,487	6,840
\$25000-34999	142	1,744	6,714
\$35000-49999	274	3,319	10,139
\$50000-74999	518	4,820	14,436
\$75000-99999	351	3,634	9,453
\$100000-149999	341	4,150	10,098
\$150000-199999	124	1,379	3,369
\$200000 or greater	84	784	2,555
Median HH Income	\$ 66,096	\$ 63,944	\$ 53,410
Average HH Income	\$ 87,119	\$ 83,074	\$ 73,549



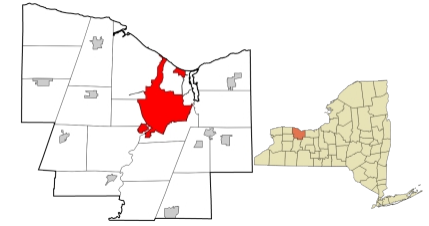
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,065	21,650	69,109
2010 Total Households	2,050	22,111	70,031
2023 Total Households	2,074	23,239	74,207
2028 Total Households	2,086	23,350	75,022
2023 Average Household Size	2.3	2.32	2.32
2023 Owner Occupied Housing	1,745	15,726	38,408
2028 Owner Occupied Housing	1,766	16,065	39,677
2023 Renter Occupied Housing	329	7,513	35,799
2028 Renter Occupied Housing	320	7,285	35,345
2023 Vacant Housing	78	1,174	5,602
2023 Total Housing	2,152	24,413	79,809





# ABOUT ROCHESTER

Rochester is a city in the U.S. state of New York and the seat of Monroe County. It is the fourth-most populous city and 10th most-populated municipality in New York, with a population of 211,328 at the 2020 census. The city forms the core of the larger Rochester metropolitan area in Western New York, with a population of over 1.09 million residents.



## CITY OF ROCHESTER

COUNTY	MONROE
INCORPORATED	4/27/1834

## AREA

CITY	37.2 SQ MI
LAND	35.8 SQ MI
WATER	1.4 SQ MI

## POPULATION

POPULATION	211,328
RANK	108
DENSITY	5,909.45 SQ MI
URBAN	704,327



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