



8.24 +/- Acres

FOR LEASE - BUILD TO SUIT

LATTA RD DEVELOPMENT

 **Caliber**
Commercial Brokerage

04/04/2021

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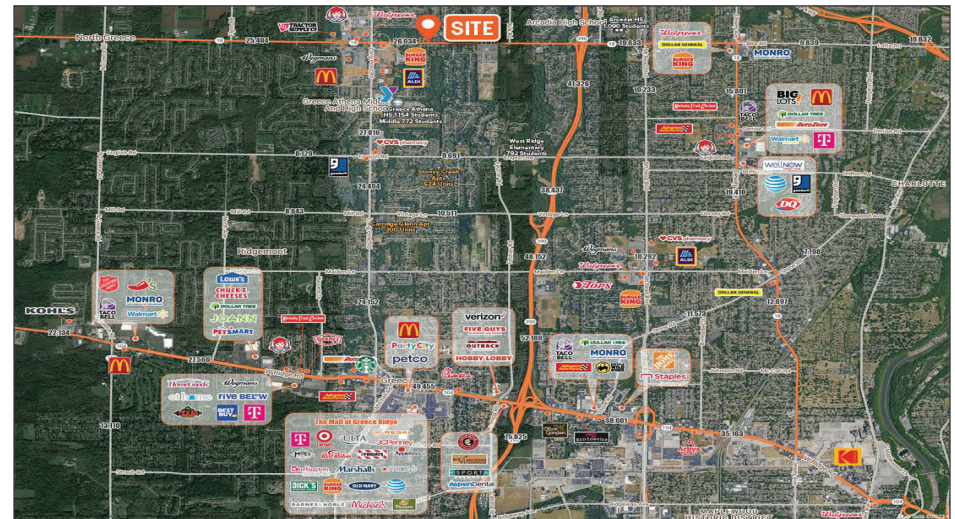
PROPERTY SUMMARY

PROPERTY DESCRIPTION

This well-positioned, built to suit opportunity is located near the intersection of Latta Rd and Long Pond Rd in Greece, NY. Across the street is the newly developed Greece Towne Center which includes a Burger King, U of R Medicine and a proposed Starbucks and Go Car Wash. Other nearby retailers include: Wegmans, Walgreens, Tractor Supply, Aldi and McDonalds.



SITE AERIAL



RETAIL MARKET AERIAL



PROPERTY TYPE

Retail/Office/Medical - Build to suit



LOCATION

3074 3080 & 3086 Latta Rd Rochester, NY 14612



SPACE AVAILABLE

8.24+/- Acres



RENTAL RATE

\$ Negotiable



TRAFFIC COUNTS (DAILY)

Latta Rd: 26,034 Long Pond Rd: 16,222



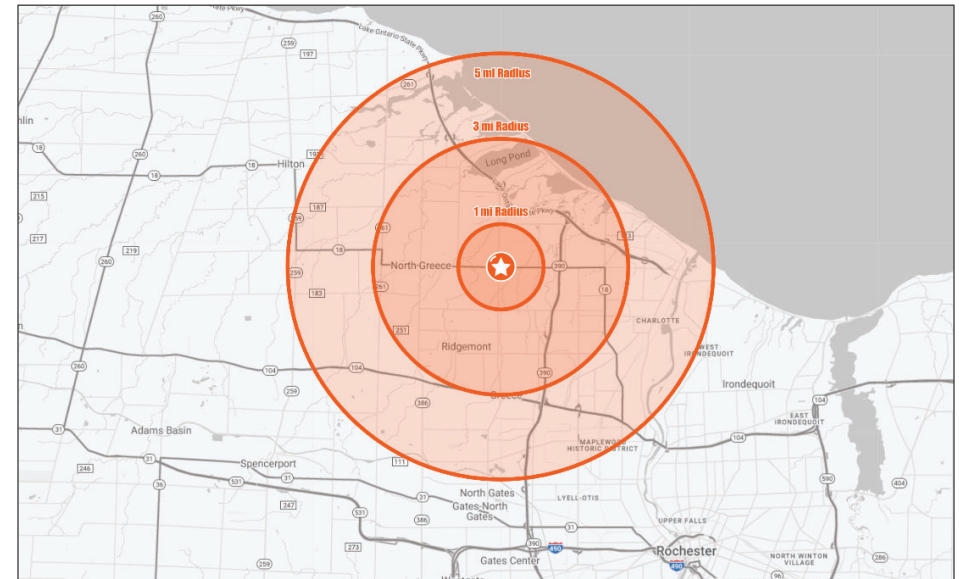
TERM

5 Year Minimum

DEMOGRAPHIC REPORT

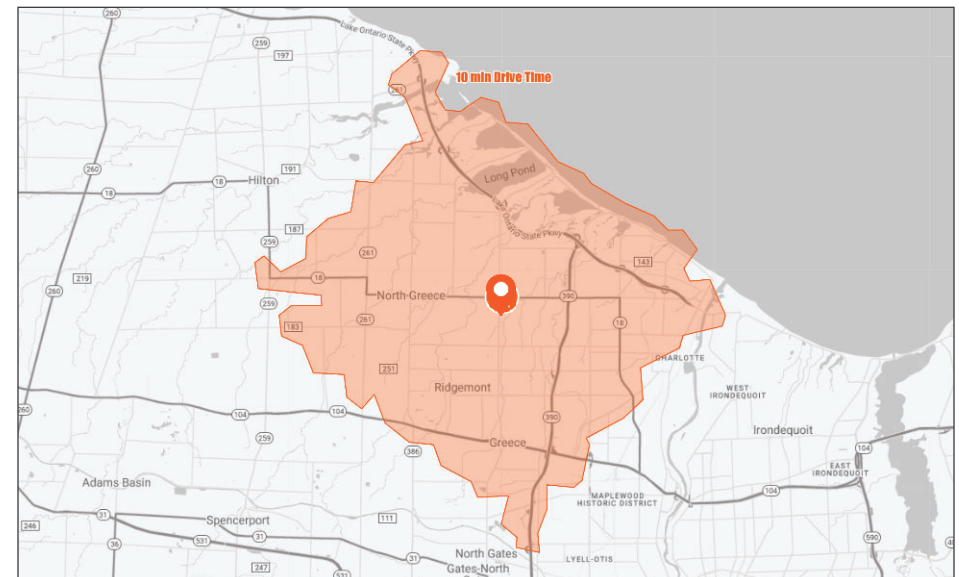
Radius

DEMOGRAPHIC	1 MILE	3 MILES	5 MILES
Population	7,898	55,933	131,968
Average HH Income	\$76,594	\$68,589	\$63,792
Households	2,892	21,832	53,118
Employees	2,500	10,883	32,596



Drive Times

DEMOGRAPHIC	10 MIN.
Population	88,964
Average HH Income	\$81,383
Households	38,107
Employees	20,745



LATTA RD ROCHESTER, NY 14612

GET IN TOUCH WITH US



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ABOUT CALIBER

Founded in 2009, Caliber Commercial Brokerage LLC is a full service commercial real estate brokerage firm based in Rochester, NY and serving all of Upstate New York. We offer tenant representation, landlord representation, and project advisory services, priding ourselves on providing each of our clients with a customized real estate strategy.

As a full-service firm, we assist clients in buying, selling, and leasing commercial real estate. Our specialties include retail tenant representation, retail leasing, investment sales, and office and industrial leasing.

Since opening, we have represented over 25 million square feet of real estate and averaged 150 transactions a year. This has produced over \$1 billion in aggregate transactional volume.