

FOR LEASE

2051 FAIRPORT NINE MILE POINT RD PENFIELD, NY 14526

 Caliber
Commercial Brokerage



12,853

PEOPLE WITHIN 5 MILES



20,777

VEHICLES PER DAY



\$88,935

AVERAGE HH INCOME

LISTING SUMMARY

Located just off the busiest intersection in Penfield, this 20,668 sf building is the perfect leasing opportunity to enter the busy 441 corridor. This property is currently built out as a gymnastics studio, and features a very strong national tenant mix. Will consider subdividing to your needs.

TRAFFIC COUNTS

20777/day

LEASE TYPE

NNN

LEASE RATE

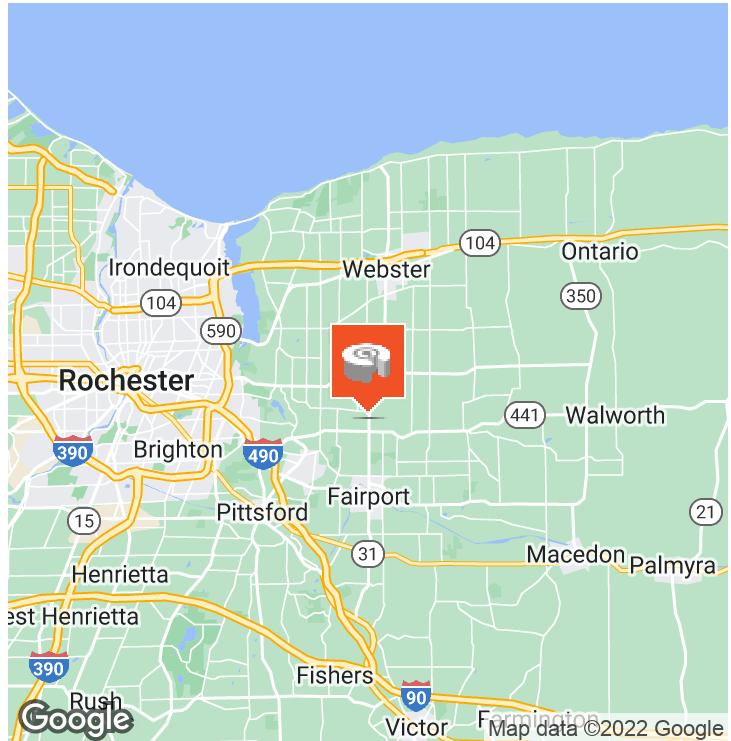
\$12

NEARBY RETAILERS

Wegmans



ROCHESTER REGIONAL HEALTH

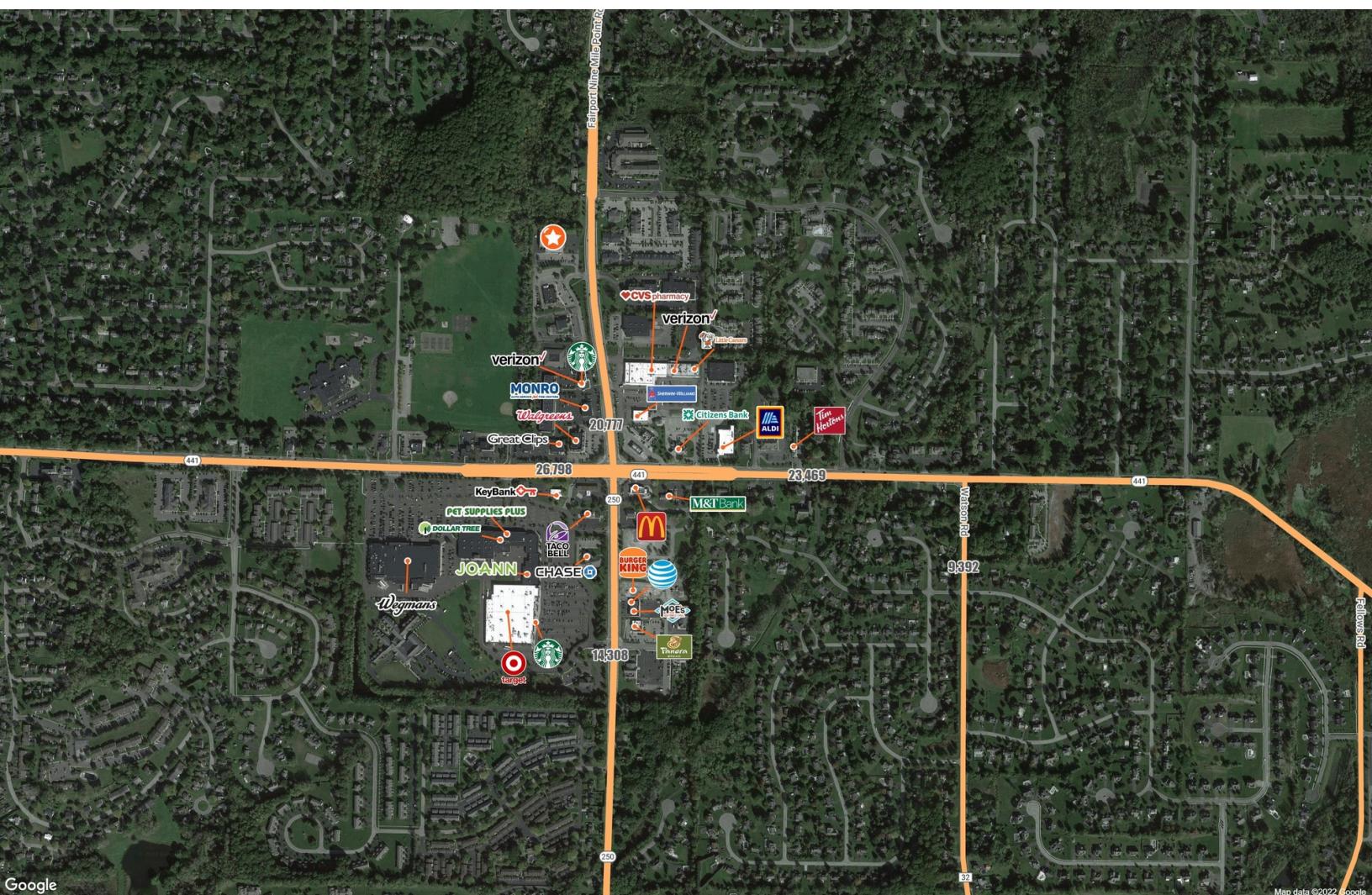


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AERIAL MAP



DANIEL BOSIO

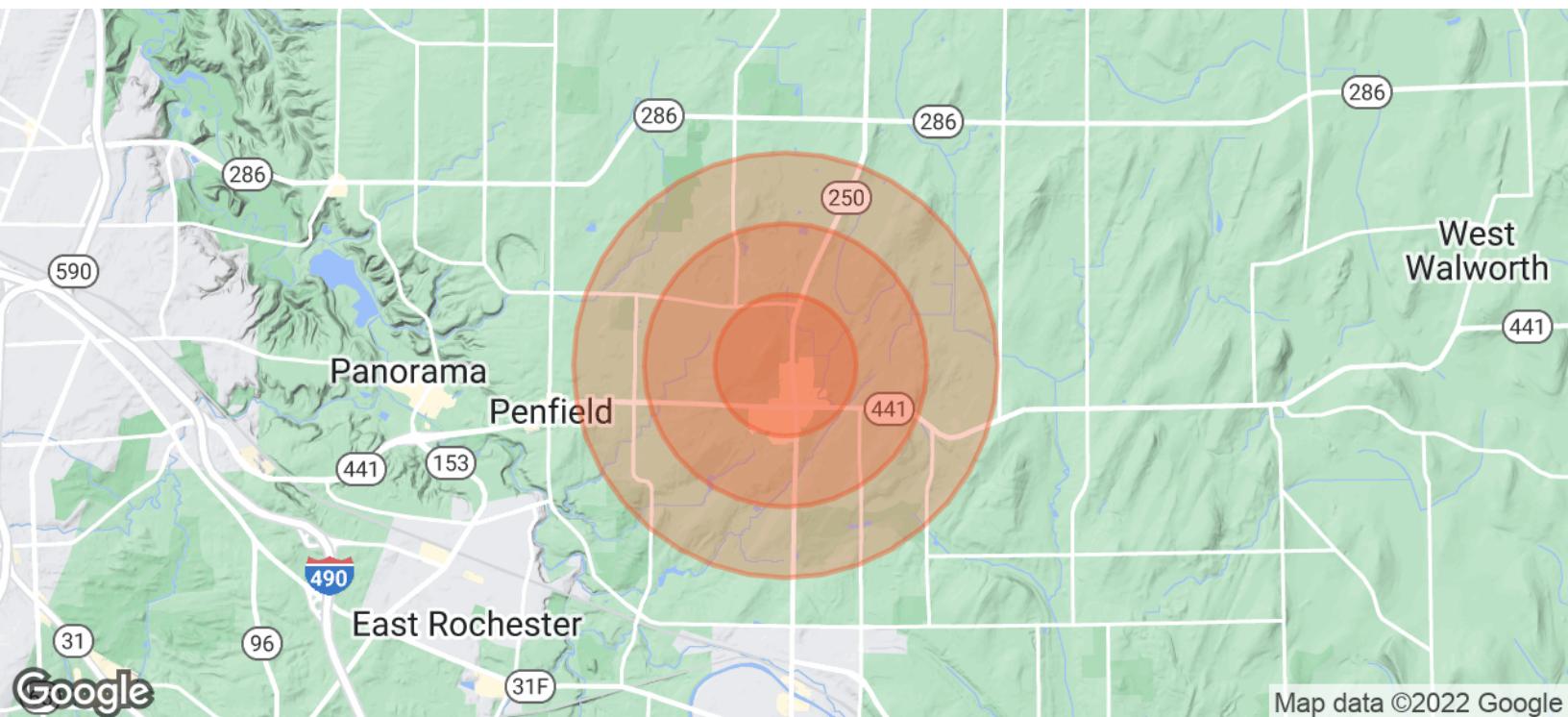
Licensed Real Estate Salesperson
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,659	6,993	12,853
Average Age	48.7	46.9	47.0
Average Age (Male)	44.4	44.4	45.1
Average Age (Female)	49.7	46.2	46.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	701	3,105	5,717
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$94,788	\$86,751	\$88,935
Average House Value	\$219,341	\$212,682	\$224,325

* Demographic data derived from 2020 ACS - US Census

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