

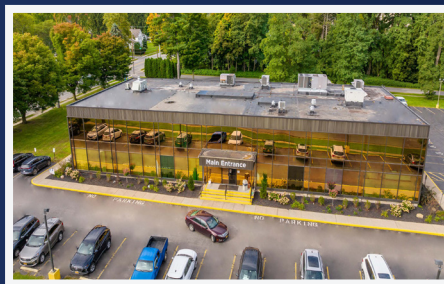
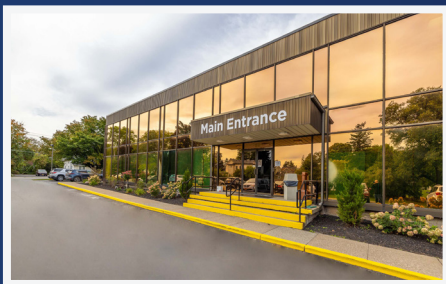


## 80 West Ave

Brockport, NY 14420

Space Available: **2,000 SF**

- » Ideal for Office/ Medical Space
- » Ample Parking
- » Located Near UR Medicine - Strong West Hospital
- » Built to Suit Opportunity Next Door



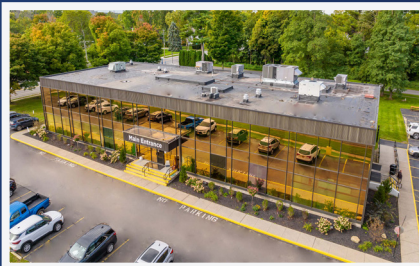
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| Demographics      | 3 Mile   | 5 Miles  | 10 Miles |
|-------------------|----------|----------|----------|
| Population        | 16,336   | 25,954   | 77,991   |
| Households        | 6,217    | 10,041   | 30,646   |
| Average HH Income | \$73,560 | \$80,945 | \$84,363 |
| Average Age       | 36.3     | 38.3     | 41.1     |



## PROPERTY DETAILS

**Property Type:** Office  
**Property Sub-Type:** Medical  
**# of Floors:** 2  
**Building Class:** B  
**Zoning:** C  
**Year Built:** 1980

**Date Available:** Now  
**Lease Term:** Negotiable  
**Total Building SF:** 13,200  
**Typical Floor SF:** 4,400 SF  
**Parking Spaces:** 40

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