



103 - 105 Rte 31
Macedon, NY 14502



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For Lease

103 - 105 Rte 31 - Overview

Lease Type:	Brewery/ Restaurant
Price:	\$28 psf
Property Type:	Retail/ Restaurant
Number of Buildings:	1
Land Acres:	.10 AC
Building Size:	4,125 SF
Parking :	50+ Spaces
Year Built:	1880
Year Renovated:	2024/2025
# of Floors:	3



Property Highlights

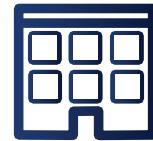
Building Improvements



Mixed use Building



Market Rate Apartments



Full Exterior/Interior
Renovation



Undergoing Massive Renovation as
part of NY Forward Initiative

Demographics

	3 miles	5 miles	10 miles	
	Population	6,075	22,417	137,086
	Households	2,654	9,323	57,857
	AVG HH Income	\$109,546	\$120,532	\$127,693
	Median Age	45.2	43.1	44.4

DEMOGRAPHICS	3 miles	5 miles	10 miles
Total Businesses	170	497	4,029
Total Employees	1,898	5,787	44,138
Occupation Types			
Business/Management	519	2,244	15,175
Professional	673	3,285	22,302
Service	293	1,308	7,816
Sales/Office	631	2,186	13,545
Farming/Forestry	22	51	282
Construction/maintenance	295	952	3,930
Production/Transportation	414	1,419	6,402
White Collar Workers	1,822	7,715	51,022
Blue Collar Workers	1,024	3,731	18,430
Labor Force			
Labor Population	5,041	18,377	112,426
Total Males	2,524	9,055	54,701
Total Females	2,518	9,322	57,725
Unemployment	1.7%	1.7%	2.0%

Area Map





Justin Merriam
Licensed Real Estate Salesperson

At Flaum Management, our best-in-class property management team in Rochester, NY has successfully executed development in all facets of real estate throughout the Northeast. But we take the most pride in developing relationships: nurturing business, witnessing growth, and embracing the wide-ranging assets of our region's commercial landscape



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