

**103 - 105 Rte 31**

Macedon, NY 14502



# Table of Contents

04	Investment Offering
05	Property Highlights
06	Demographics
08	Area Map
09	Flaum Info



# For Lease

## 103 - 105 Rte 31 - Overview

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



# Property Highlights

# Building Improvements



Mixed use Building



Market Rate Apartments







Undergoing Massive Renovation as  
part of NY Forward Initiative



Full Exterior/Interior  
Renovation

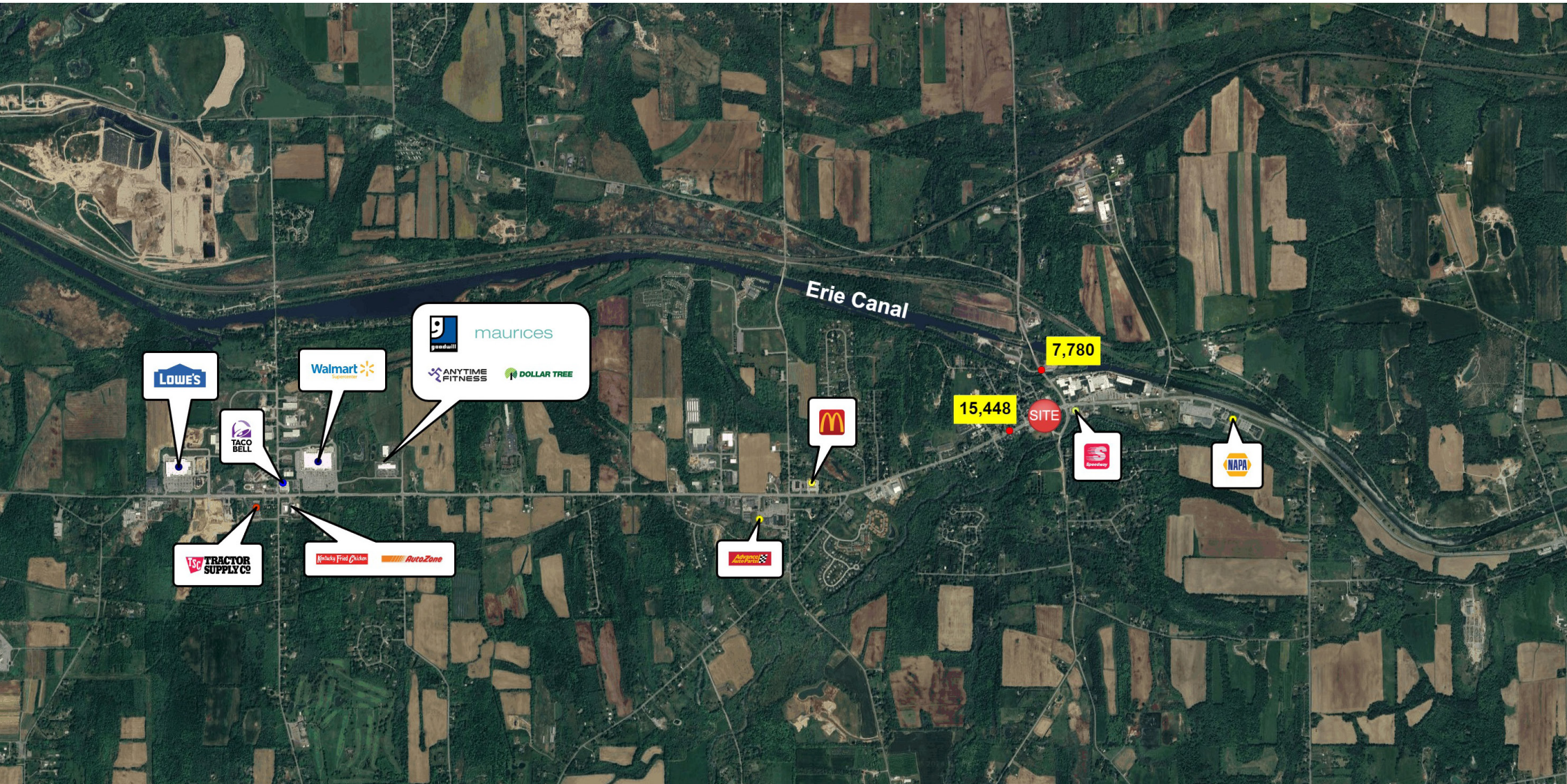
# Demographics

		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

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



# Area Map







**Justin Merriam**  
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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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