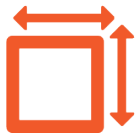


FOR SALE/LEASE

994-1028 N CLINTON AVE, ROCHESTER, NY 14621



8,030 & 11,163
SF AVAILABLE



7,553
VEHICLES PER DAY



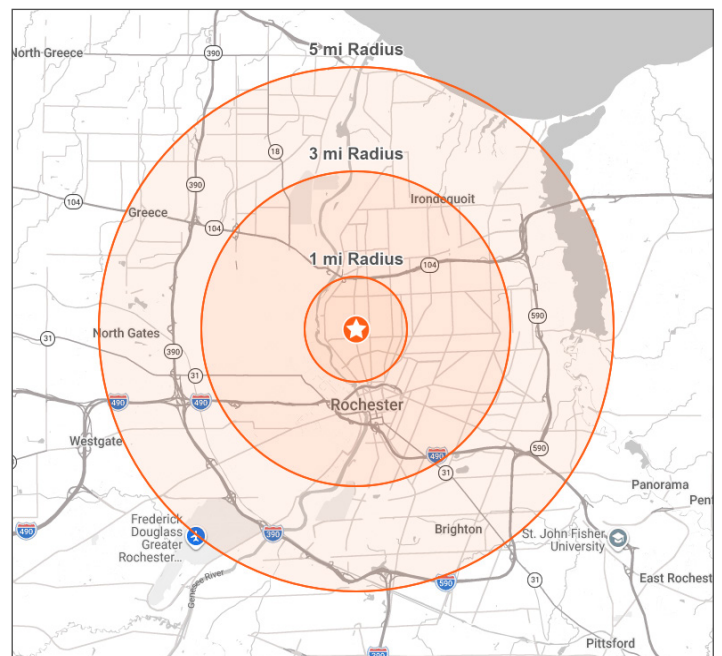
UPON REQUEST
LEASE/LIST PRICE

OFFERING SUMMARY

Property Type	Retail
Building Size/Available Space	8,030 & 11,163 ± SF
Lot Size:	1.39 ± Total Acres
Traffic Counts	N Clinton Ave: 7,553/ vpd
Parking	72 Spaces
List/Lease Price	Upon Request

PROPERTY HIGHLIGHTS

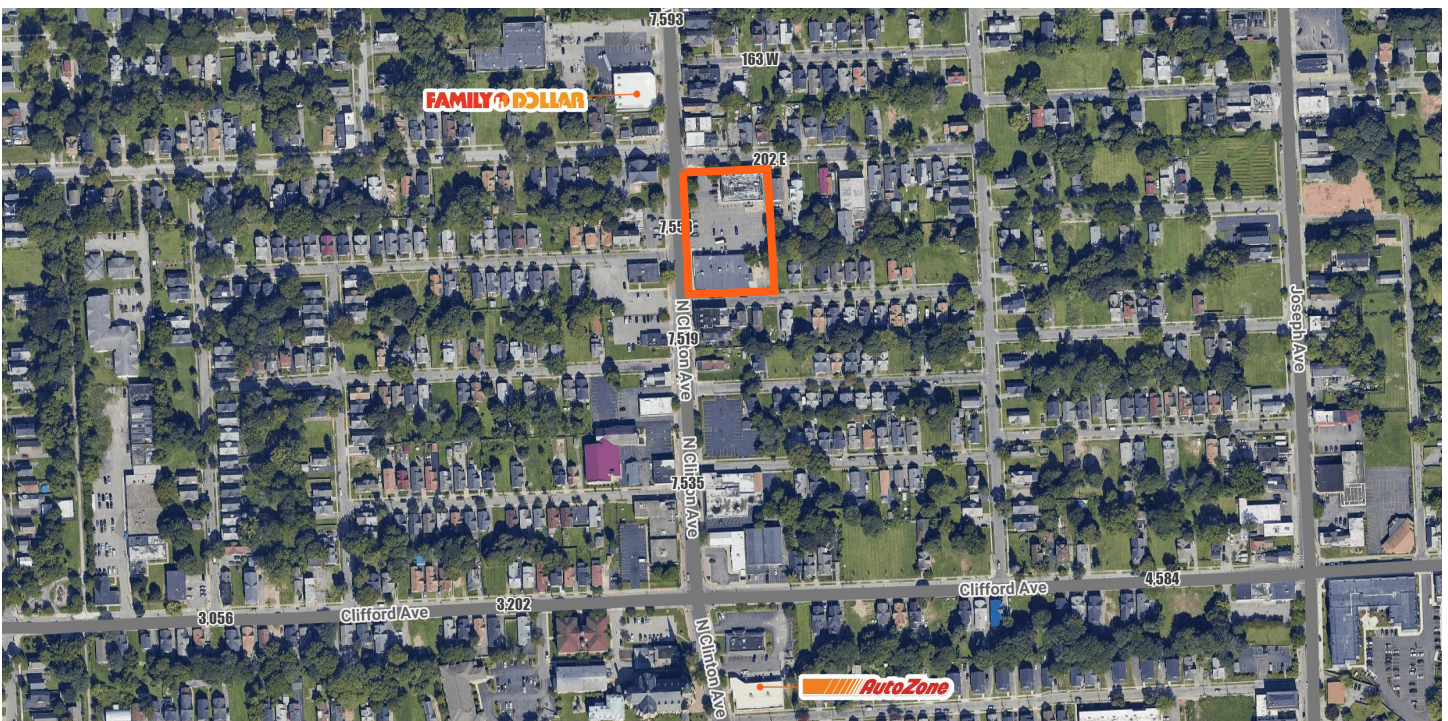
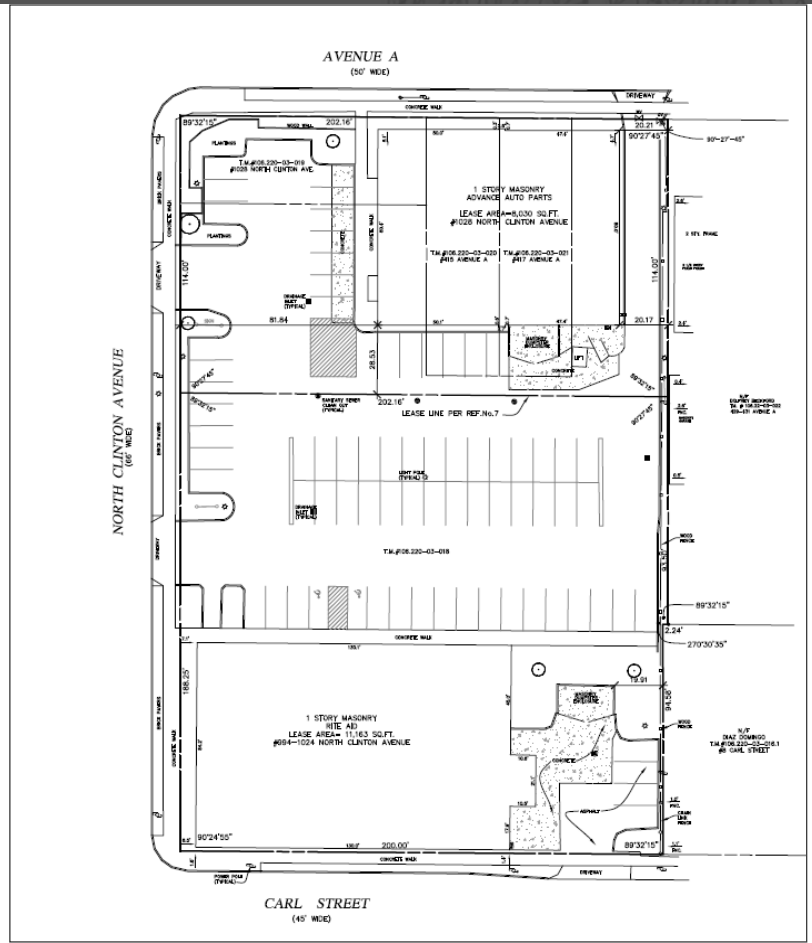
- Two retail buildings available together or separately
- Former Rite Aid and Advance Auto Parts locations
- Shared on-site parking serving both properties
- High-visibility location on N. Clinton Ave retail corridor
- Surrounded by dense residential neighborhoods
- Ideal for retail, automotive, convenience, or service users



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	26,900	194,782	335,480
Median HH Income	\$39,026	\$54,927	\$65,632
Households	10,559	84,748	147,767
Daytime Population	17,131	152,413	252,637

FOR SALE/LEASE

994-1028 N CLINTON AVE, ROCHESTER, NY 14621



Daniel Mansfield
Licensed Real Estate Salesperson
M: 845.490.7914
dmansfield@caliberbrokerage.com

Luke S. Barney
Licensed Real Estate Salesperson
M: 607.205.0253
lbarney@caliberbrokerage.com

Caliber Commercial Brokerage LLC
394 E Henrietta Rd | Rochester, NY 14620
caliberbrokerage.com
585.454.4500