

3,200 SF BUILDING ON 0.41 ACRE PAD SITE FOR LEASE

BayTowne Square

1243 Bay Road

Rochester (Webster), NY 14580



VENTURE
BROKERAGE GROUP



AVAILABLE OPPORTUNITY

- » *FOR LEASE: 3,200 SF building on 0.41+/- acre pad site in popular neighborhood retail plaza, BayTowne Square*
- » *Existing pediatric urgent care location, Acute Kids Urgent Care, former bank with drive-through & approximately 12 dedicated parking spaces*

PROPERTY HIGHLIGHTS

- » *Prime location on Empire Boulevard across from BayTowne Plaza which includes major retailers Walmart, Wegmans, Burlington, Starbucks & more*
- » *Excellent visibility with building mounted signage available*
- » *Two points of ingress/egress, shared access with BayTowne Square & neighboring Dollar Tree; accessible from Bay Rd and Empire Blvd*
- » *Tenants in BayTowne Square include Sleep City, Dunn Tire, Avis Care Rental with AutoZone coming soon to the plaza*
- » *High Traffic Counts on Empire Boulevard: 25,708 VPD*



FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS

Licensed Real Estate Broker

585.615.1102 (c)

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PROPERTY PHOTOS



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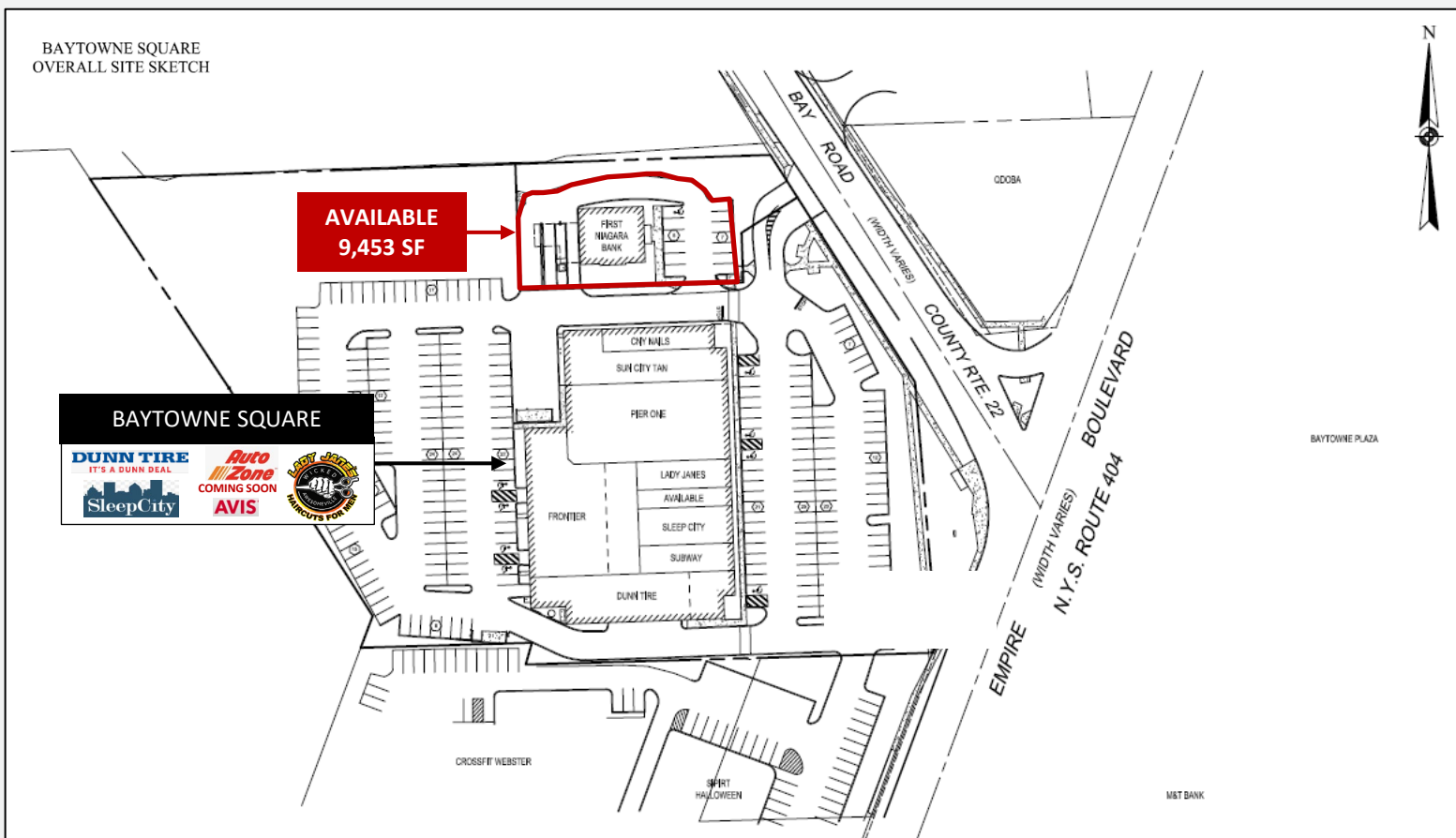
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SITE PLAN



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MARKET AERIAL



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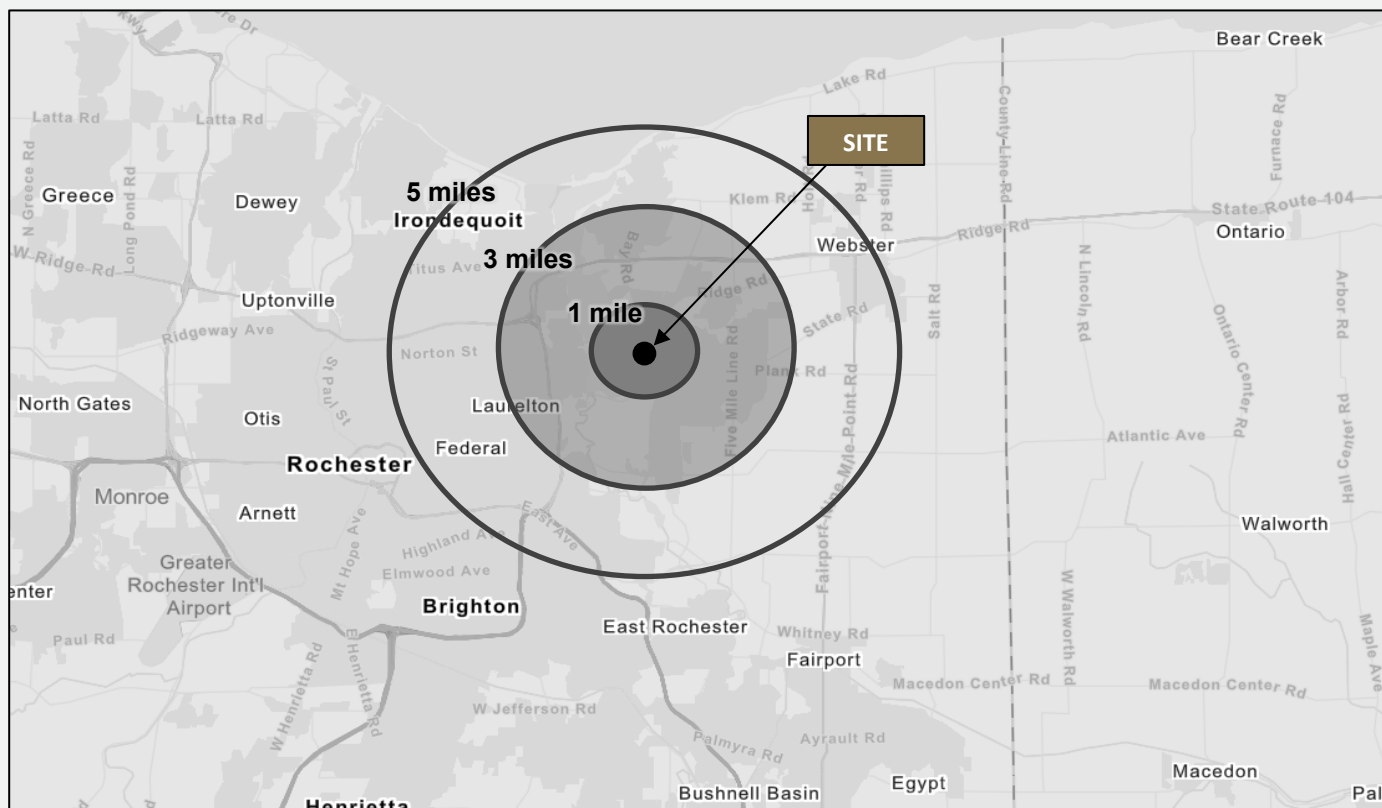
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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	6,175	53,199	178,696
Daytime Population	8,315	43,019	174,319
Households	2,728	23,558	79,007
Average Household Income	\$120,142	\$109,021	\$94,712



1,321
Businesses



16,569
Employees



\$203,684
Median Home Value



45.8
Median Age

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