

Parcel Size:

11 ACRES

I-390

104,768 VPD

911 BROOKS AVE FOR SALE

OFFERING MEMORANDUM

911 BROOKS AVE

911 Brooks Ave., Rochester, NY 14624

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 **Caliber**
Commercial Brokerage

PROPERTY OVERVIEW

BROOKS AVENUE REDEVELOPMENT- ROCHESTER, NY 14624



PROPERTY TYPE

FORMER HOTEL



LOCATION

**911 BROOKS AVE
ROCHESTER, NY 14624**



BUILDING & LAND SIZE

98,937 SF



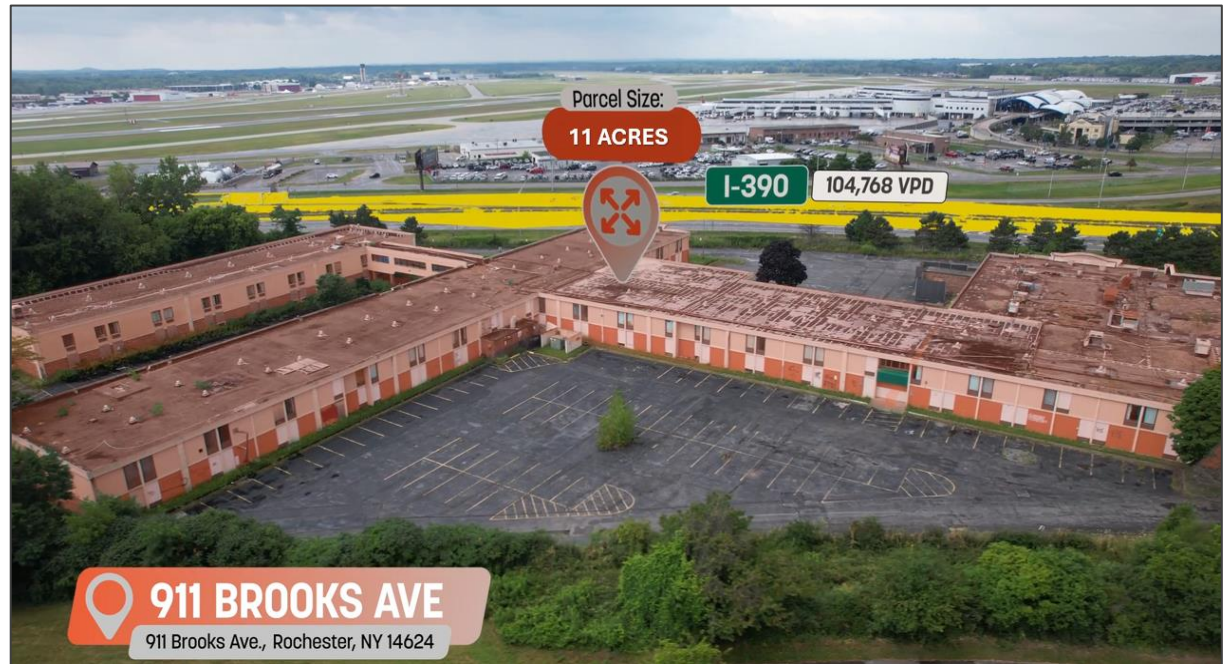
PRICE

\$4,250,000



NY RESTORE GRANT

\$2,000,000



SITE

BROOKS AVENUE REDEVELOPMENT- ROCHESTER, NY 14624



 Frederick Douglas International Airport

I-390

104,768 VPD



911 BROOKS AVE

911 Brooks Ave., Rochester, NY 14624

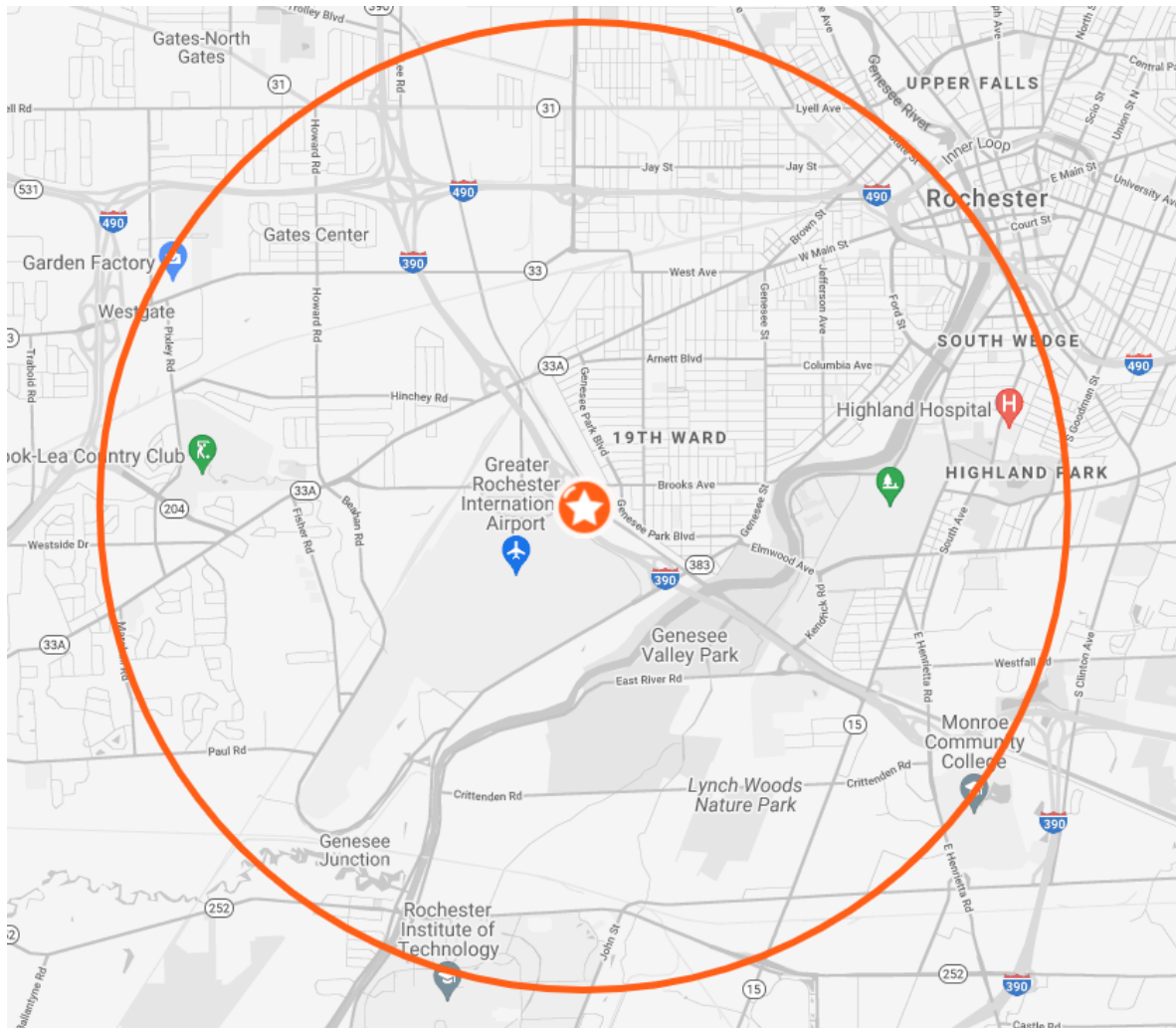
SITE AERIAL

BROOKS AVENUE REDEVELOPMENT- ROCHESTER, NY 14624



3 MILE SUMMARY

BROOKS AVENUE REDEVELOPMENT- ROCHESTER, NY 14624



Located within a 3 mile radius:

➔ **87,090 TOTAL POPULATION**

➔ **60,981 TOTAL EMPLOYEES**

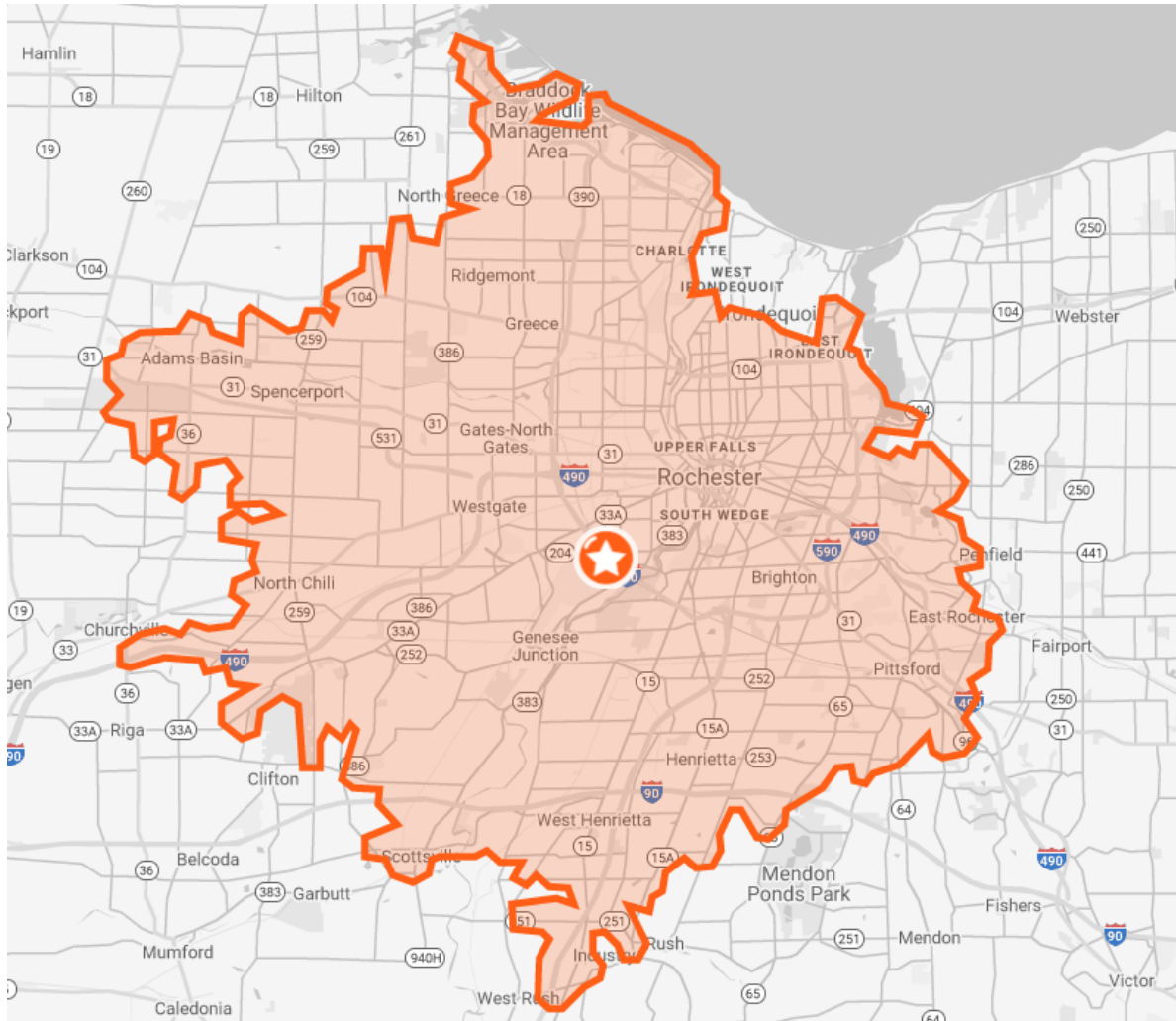
➔ **ADJACENT TO THE FREDERICK DOUGLAS GREATER ROCHESTER INTERNATIONAL AIRPORT**

➔ **3 COLLEGES:**

- University of Rochester (U of R): 11,817 Students (*1.4 Miles*)
- Monroe Community College (MCC): 12,273 Students (*3.1 Miles*)
- Rochester Institute of Technology (RIT): 16,463 Students (*3.2 Miles*)

DRIVE TIME SUMMARY

BROOKS AVENUE REDEVELOPMENT- ROCHESTER, NY 14624



Located within a 20 Minute Drive Time:

➔ **622,010 TOTAL POPULATION**

➔ **301,376 TOTAL EMPLOYEES**

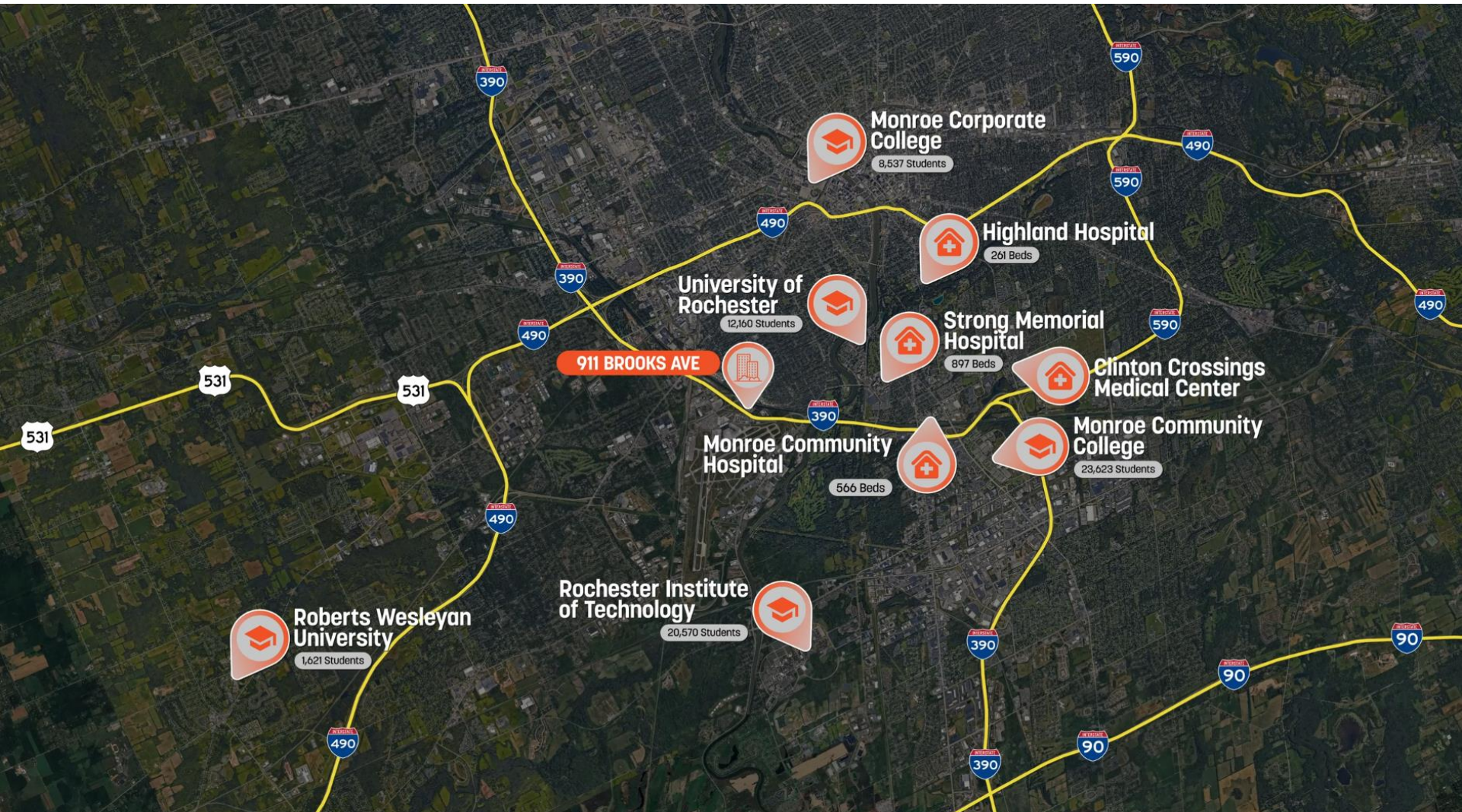
➔ **266,569 TOTAL HOUSEHOLDS**

➔ **6 COLLEGES:**

- University of Rochester (U of R): 11,817 Students
- Monroe Community College (MCC): 12,273 Students
- Rochester Institute of Technology (RIT): 16,463 Students
- Roberts Wesleyan College: 1,739 Students
- Nazareth College: 2,987 Students
- St. John Fisher College: 3,712 Students

MARKET AERIAL

BROOKS AVENUE REDEVELOPMENT- ROCHESTER, NY 14624



3 MILE DEMOGRAPHICS

BROOKS AVENUE REDEVELOPMENT- ROCHESTER, NY 14624



KEY FACTS

90,249

Population



35,275

Households

33.1

Median Age

\$30,577

Median Disposable Income

EDUCATION

16%

No High School Diploma



27%

High School Graduate



29%

Some College



29%

Bachelor's/Grad /Prof Degree

INCOME



\$37,286

Median Household Income



\$21,605

Per Capita Income



\$14,293

Median Net Worth

BUSINESS



4,103

Total Businesses



115,950

Total Employees

EMPLOYMENT



68%
White Collar



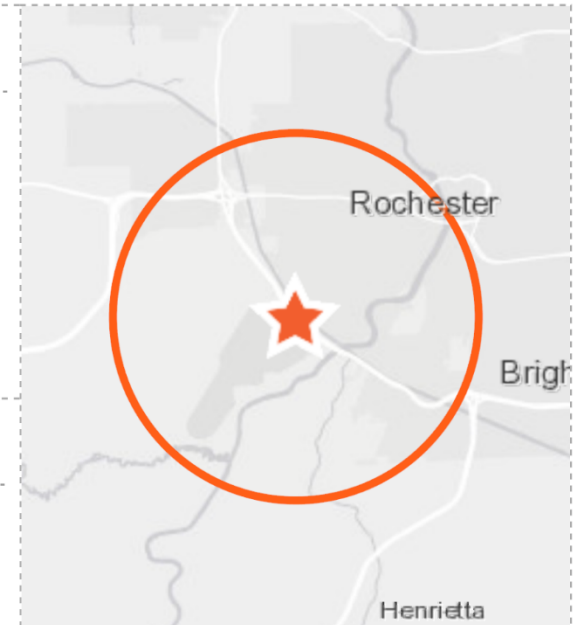
15%
Blue Collar



17%
Services

16.0%

Unemployment Rate



LOCATION OVERVIEW

BROOKS AVENUE REDEVELOPMENT- ROCHESTER, NY 14624



Rochester is a city in the U.S. state of New York, the seat of Monroe County, and the third-most populous in the state after New York City and Buffalo, with an estimated population of 205,695 in 2020.



The city of Rochester forms the core of a much larger metropolitan area with a population of around 1.2 million people, across six counties.

Notable Rankings About Living in Rochester, NY:

- Rochester, NY is the "most affordable major housing market" not just in the U.S., but globally. (Demographia International Housing Affordability Survey)
- Rochester's health care costs are the 4th lowest in the nation
- CNN Money named Rochester 2nd Least Stressed Out City
- Forbes recognized Rochester as the 4th Most Affordable City
- Kiplinger named Rochester the 5th Best City for Families
- U.S. News & World Report named 11 local high schools among the best in the nation
- Business Insider named Rochester the 7th Best Place to Live After the Coronavirus Pandemic

AGENT CONTACT



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Jake works with national, regional and local tenants and developers assisting them with site selection, strategy development, demographic analysis, and contractual negotiations. His specialty in landlord representation focuses on Landlord's best interests in finding quality tenants, buyers, and potential 1031 exchange opportunities.

In 2020, Jake was named one of The Daily Record & the Rochester Business Journal's 2020 Excellence in Construction & Real Estate honorees. Jake was selected for his professional achievement and impact on Rochester through Construction & Real Estate.

Caliber Commercial Brokerage, LLC has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than Caliber Commercial Brokerage and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all references to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a buyer. Buyers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change

ABOUT US



Founded in 2009, Caliber Commercial Brokerage, LLC is an award-winning, full-service commercial real estate firm based in Rochester, NY. We offer tenant representation, landlord representation, acquisitions & dispositions and project advisory services within the commercial real estate industry.

We help clients to buy, sell or lease commercial space. Our specialties include office/industrial parks, retail/power centers, multi-family residential apartment complexes and investment properties.

Our focus always is on unparalleled personal service, commitment to our clients' continued growth, and customizing a team for each client's needs. Whether the project is a 1,200 square foot storefront or a 45 acre redevelopment site, Caliber Commercial Brokerage assembles the right team create the right strategy for the right deal.

As a result, our greatest asset is the trust and respect we have earned from our very satisfied clients.



5 MILLION SQUARE
FEET REPRESENTED



100+ TRANSACTIONS
PER YEAR



\$2 BILLION IN
TRANSACTIONS

