

SPACE AVAILABLE FOR LEASE

BayTowne Square

1855 Empire Boulevard
Rochester (Webster), NY 14580



AVAILABLE OPPORTUNITY

FOR LEASE: 2 spaces available in popular neighborhood retail plaza Baytowne Square

- » **Site# 1** - 9,452 SF in-line space, formerly Pier-1-Imports
- » **Site# 2** - 3,555 SF in-line space, formerly Zoom Tan

PROPERTY HIGHLIGHTS

- » Prime location on Empire Boulevard across from Baytowne Plaza which includes major retailers Walmart, Burlington, Starbucks & more
- » Excellent visibility, building signage & ample parking
- » Co-tenants include Sleep City, Dunn Tire, T-Mobile & more
- » High Traffic Counts: 25,708 VPD



FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS
Licensed Real Estate Broker
585.615.1102 (c)
Janell@VentureBrokerageGroup.com

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SITE PHOTOS



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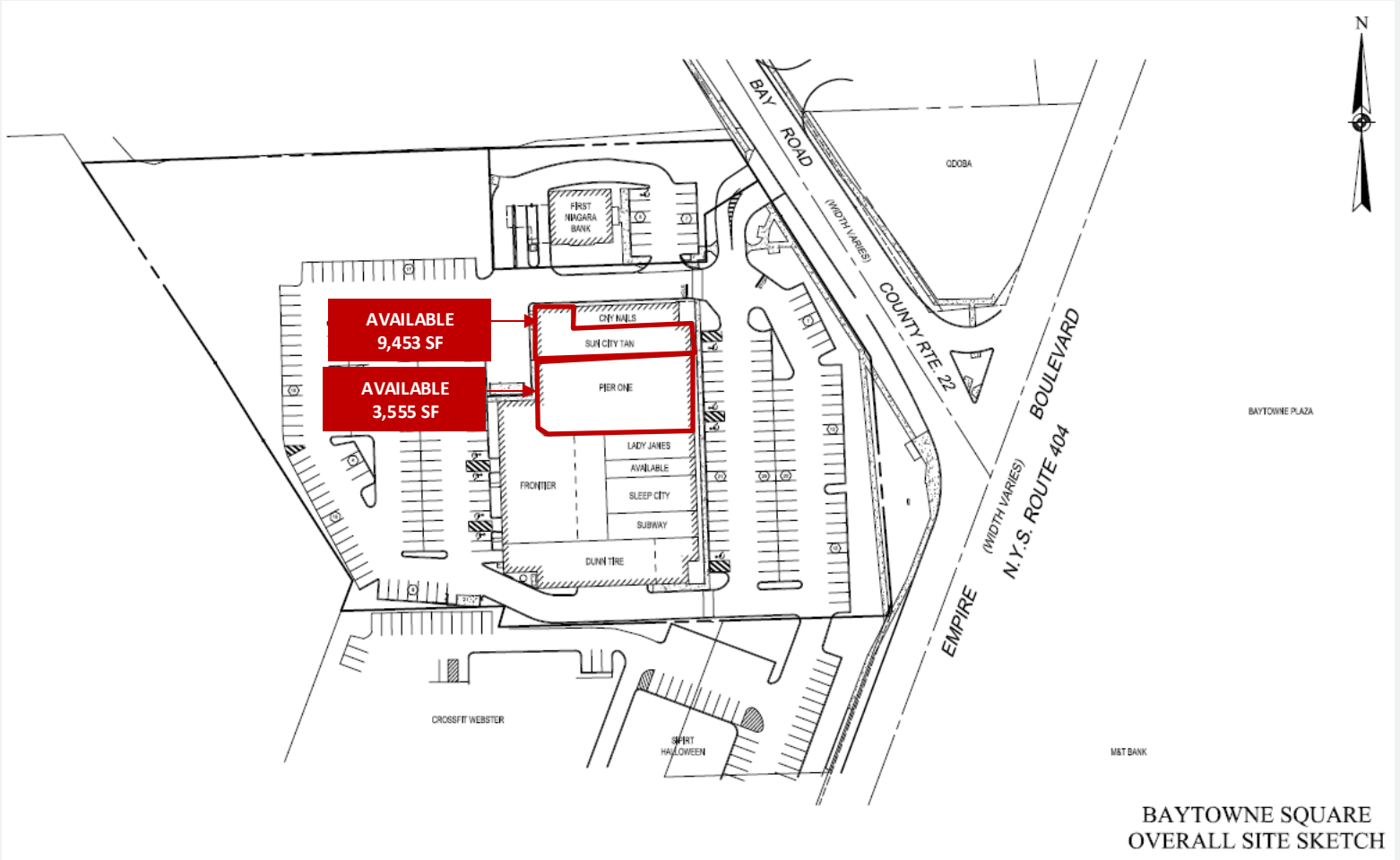
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SITE PLAN

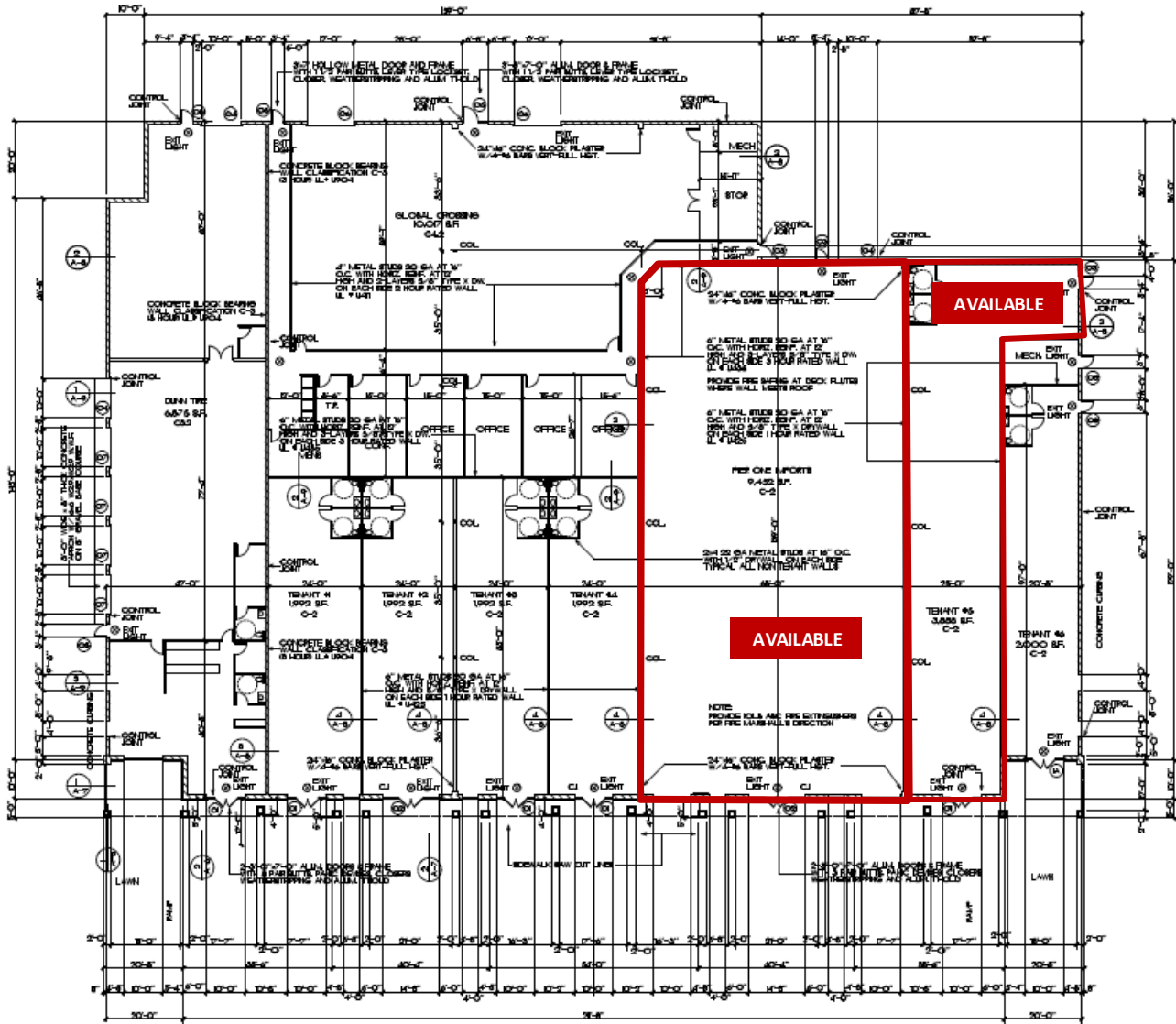


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FLOOR PLAN



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SCALE 1/8" = 1'-0"



THESE PLANS ARE FOR BUILDING SHELL PERMIT ONLY. INDIVIDUAL TENANT PLANS SHALL BE SUBMITTED SEPARATELY.

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MARKET AERIAL



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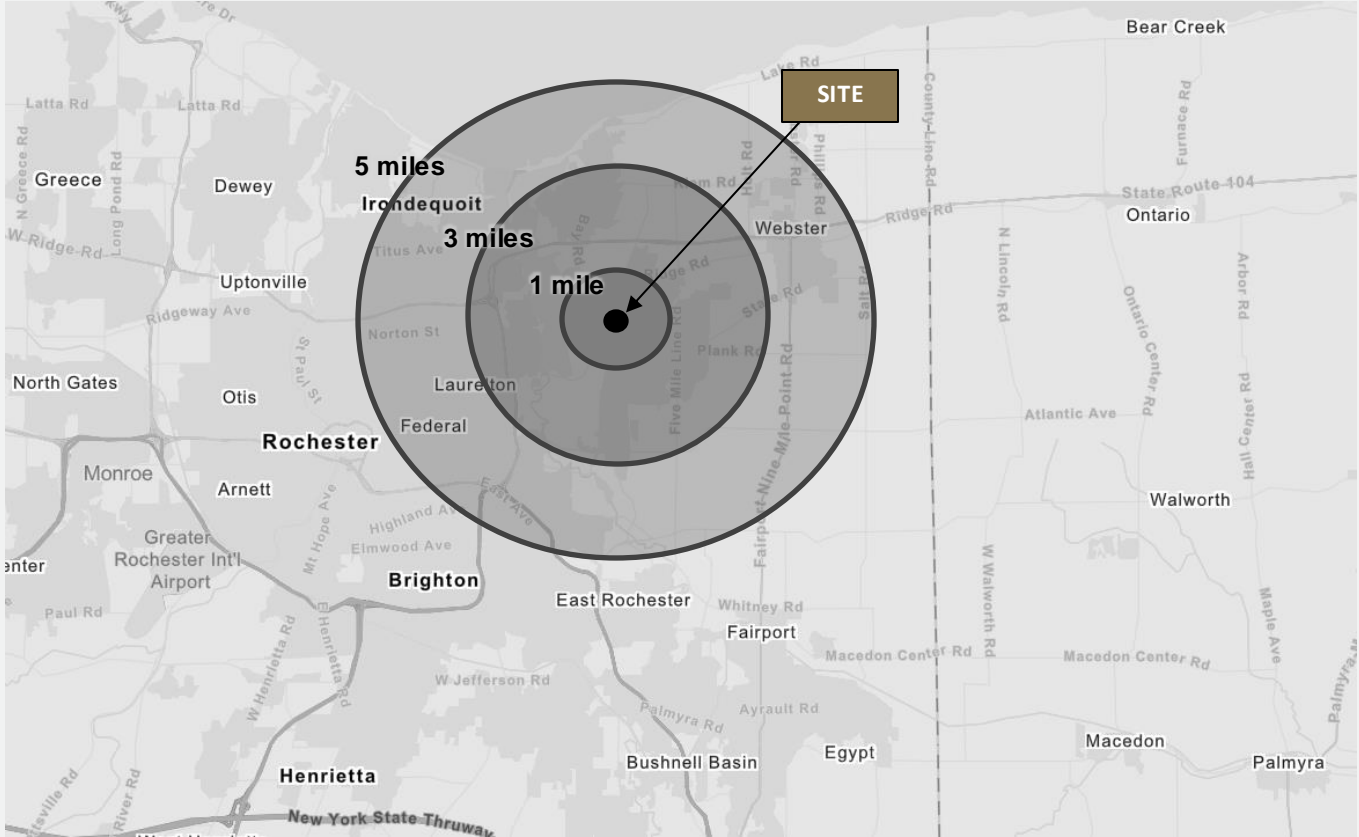
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DEMOGRAPHICS



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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