

DEVELOPMENT OPPORTUNITY

305 Rear West Commercial Street
East Rochester, NY 14445



AVAILABLE
1.62 ACRES
GROUND LEASE
BUILD TO SUIT



LAND FOR LEASE



Brian Donovan
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NY #10491202934



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PROPERTY DESCRIPTION

Build to Suit/Ground Lease property. Site is well suited for warehouse/distribution, or medical and professional offices in addition to being able to accommodate traditional retail concepts. Site access is via the Piano Works drive aisle.

LOCATION DESCRIPTION

Located in The Piano Works plaza in East Rochester, behind Wendy's on the corner of South Washington and West Commercial Street. This intersection is less than one mile to the I-490 on/off ramps, allowing for quick access to the Rochester MSA. Additionally, this site is within two miles of Nazareth College, St. John Fisher College, and East Rochester High School. The site is able to serve the East Rochester, Penfield, and Pittsford communities with ease.

PROPERTY HIGHLIGHTS

- Less than a mile from I-490
- Site can serve multiple towns
- Part of a busy shopping center

SPACES	LEASE RATE	SIZE (SF)
Available Land	Negotiable	70,567



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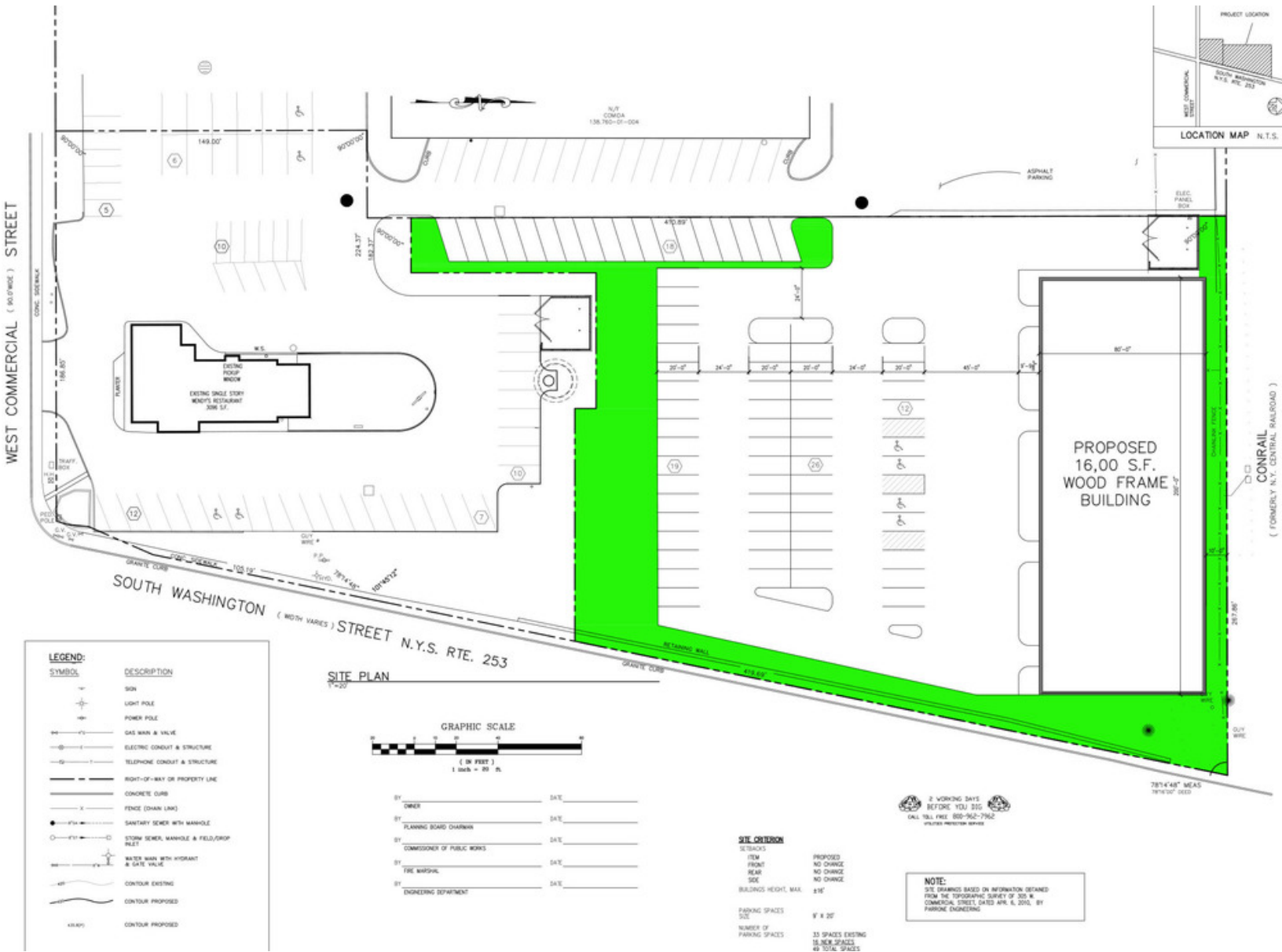


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Concept site plan

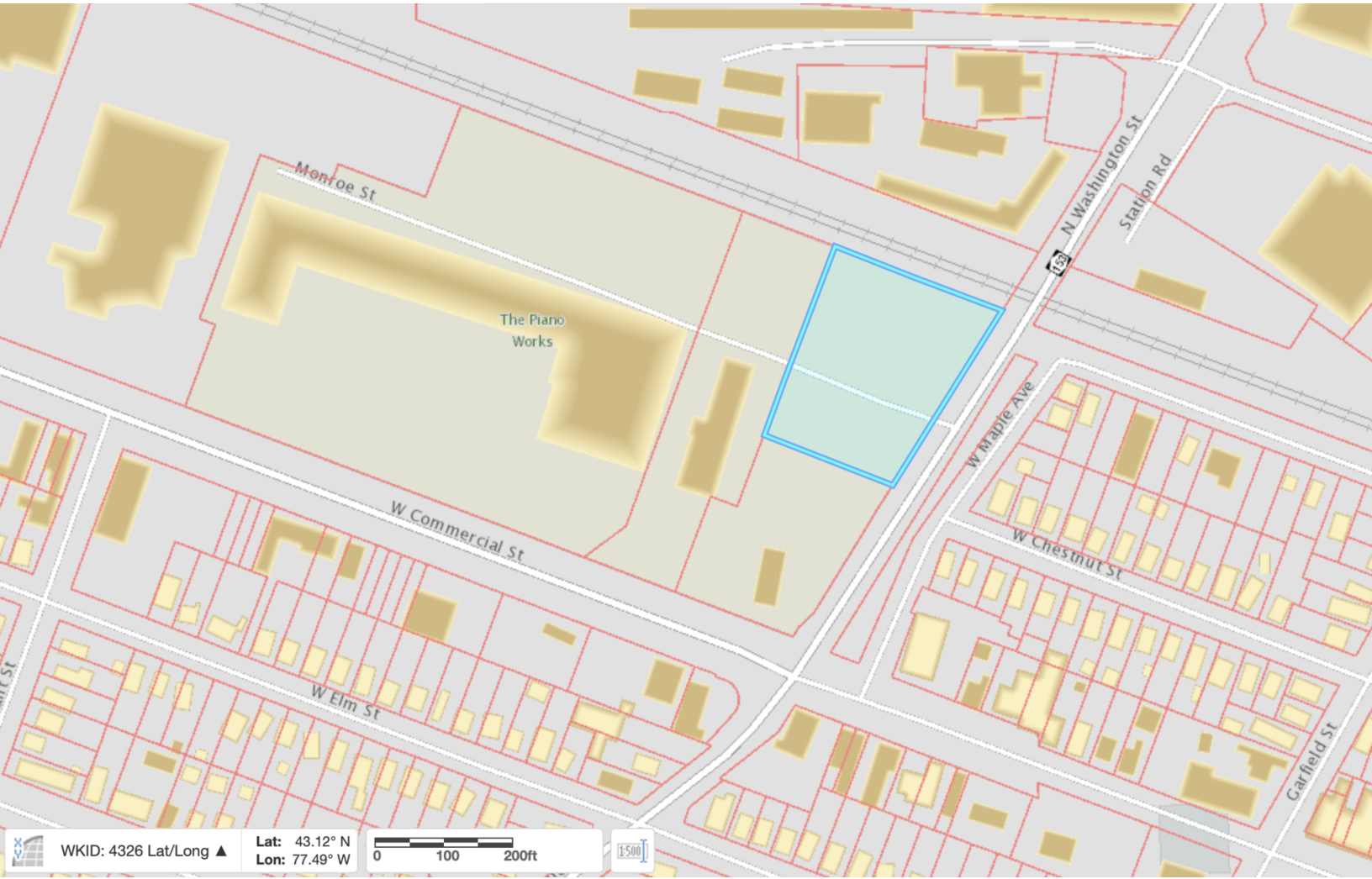


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		1 MILE	2 MILE	3 MILE
POPULATION	2020 Estimated Population	9,042	26,547	55,715
	2025 Projected Population	8,755	26,134	54,880
	2010 Census Population	9,219	27,082	56,671
	2000 Census Population	9,398	27,506	57,247
	2020 Median Age	38.9	42.3	44.6
HOUSEHOLDS	2020 Estimated Households	4,190	11,438	24,761
	2025 Projected Households	4,103	11,381	24,668
	2010 Census Households	4,018	10,963	23,623
	2000 Census Households	3,929	10,820	22,906
INCOME	2020 Estimated Average Household Income	\$68,705	\$90,946	\$101,313
	2020 Estimated Median Household Income	\$57,624	\$70,281	\$75,827
	2020 Estimated Per Capita Income	\$31,964	\$39,700	\$45,349
EDUCATION	2020 Estimated Some College	20.2%	15.7%	15.3%
	2020 Estimated Associates Degree Only	10.2%	10.5%	10.1%
	2020 Estimated Bachelors Degree Only	24.7%	26.1%	27.4%
	2020 Estimated Graduate Degree	16.2%	24.0%	26.1%
	2020 Estimated College Educated	71.3%	76.3%	78.8%
BUSINESS	2020 Estimated Total Businesses	544	1,717	3,253
	2020 Estimated Total Employees	5,903	20,821	34,206
	2020 Estimated Employee Population per Business	10.9	12.1	10.5
	2020 Estimated Residential Population per Business	16.6	15.5	17.1



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		5 MIN	10 MIN	15 MIN
POPULATION	2020 Estimated Population	19,103	92,280	263,957
	2025 Projected Population	18,760	90,994	263,964
	2010 Census Population	19,370	94,790	266,374
	2000 Census Population	19,495	95,891	268,561
	2020 Median Age	39.8	43.0	39.4
HOUSEHOLDS	2020 Estimated Households	8,019	43,213	119,057
	2025 Projected Households	7,954	43,100	120,203
	2010 Census Households	7,643	41,699	112,523
	2000 Census Households	7,596	40,672	110,225
INCOME	2020 Estimated Average Household Income	\$88,459	\$99,889	\$89,055
	2020 Estimated Median Household Income	\$69,219	\$76,007	\$68,541
	2020 Estimated Per Capita Income	\$37,808	\$47,009	\$40,511
EDUCATION	2020 Estimated Some College	16.7%	14.7%	14.8%
	2020 Estimated Associates Degree Only	10.7%	9.8%	9.9%
	2020 Estimated Bachelors Degree Only	25.6%	28.0%	24.4%
	2020 Estimated Graduate Degree	22.6%	27.8%	23.9%
	2020 Estimated College Educated	75.5%	80.3%	73.0%
BUSINESS	2020 Estimated Total Businesses	1,364	5,241	14,815
	2020 Estimated Total Employees	16,493	84,755	250,407
	2020 Estimated Employee Population per Business	12.1	16.2	16.9
	2020 Estimated Residential Population per Business	14.0	17.6	17.8



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