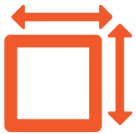


# FOR SALE

1495 LAKE AVENUE, ROCHESTER, NY 14615



**6,426 +/-**  
SF AVAILABLE



**30,229**  
VEHICLES PER DAY



**\$399,900**  
SALE PRICE

### OFFERING SUMMARY

|                |  |
|----------------|--|
| Building Size  | 6,426 +/- SF                                       |
| Lot Size       | 0.53 +/- Acres                                     |
| Year Built     | 1950   |
| Sale Price     | \$399,900 - (Pending Bank Foreclosure)             |
| Traffic Counts | Lake Ave: 13,238 / vpd<br>Ridgeway Ave: 16,991 vpd |
| Parking        | 40+ Spaces   |
| Zoning         | C-2 (Community Center District)                    |

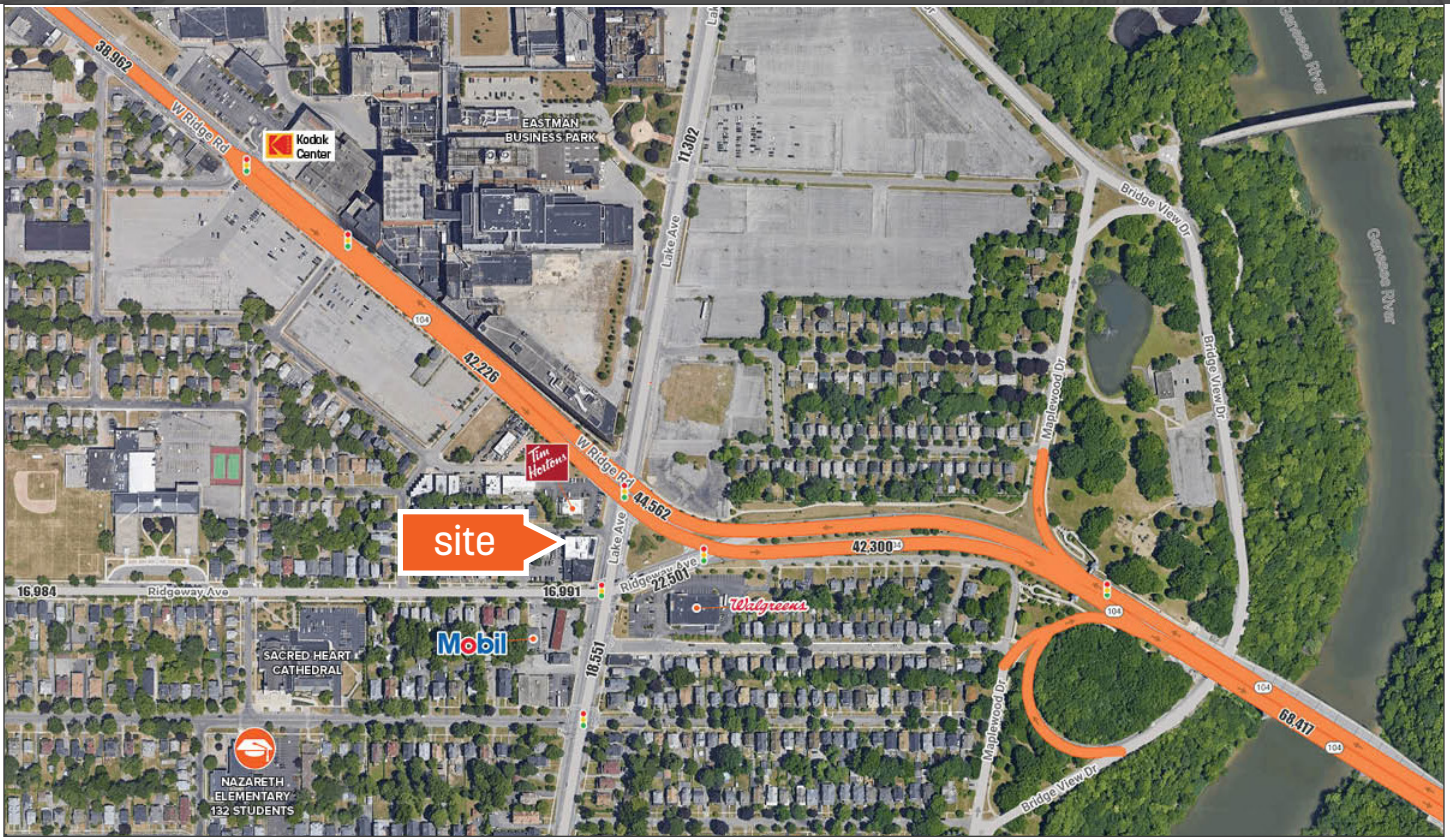


| DEMOGRAPHICS     | 1 Mile   | 3 Miles  | 5 Miles  |
|------------------|----------|----------|----------|
| Population       | 20,138   | 144,891  | 337,708  |
| Median HH Income | \$49,723 | \$52,857 | \$61,422 |
| Households       | 8,466    | 60,673   | 150,773  |
| Employees        | 4,454    | 61,279   | 133,411  |



# FOR SALE

1495 LAKE AVENUE, ROCHESTER, NY 14615



## PROPERTY HIGHLIGHTS

- Retail/Office
- Approximately 3 miles to Downtown Rochester
- On a Major RTS Bus Line – easy transit access for customers and staff
- Quick access to Route 104 and I-390 – efficient regional connectivity
- Fully Usable Lower Level – additional space for storage, operations, or buildout
- Ample Square Footage – flexible interior allows for reconfiguration
- High-visibility Corner Location – at Lake Ave & Ridgeway Ave with signalized intersection
- On-site Parking – private surface lot
- Surrounded by dense residential and commercial mix
- Located in an Opportunity Zone

### Richard J. Altier, Partner

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