



2041 Penfield Road

Penfield, NY 14526



eXp Commercial | One Liberty Plaza, 165 Broadway | New York, NY 10006 | expcommercial.com

Michael Conroy

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Richard Rock

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FOR LEASE | 2041 Penfield Road

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VIDEO

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Number of Units:	5
Available SF:	1,400 SF
Lot Size:	2.69 Acres
Building Size:	14,058 SF

PROPERTY DESCRIPTION

This well-maintained 1,400 SF commercial suite offers a functional and inviting layout, making it an ideal fit for a variety of professional, medical, wellness, or service-based businesses. The current floor plan is thoughtfully designed, featuring a welcoming reception area, an open main workspace, and three private treatment rooms, which can easily be repurposed into offices or consultation spaces. A kitchenette and private restroom add to the convenience and functionality of the suite.

Positioned on Penfield Road (NY-441), one of the area's busiest commercial corridors, the property benefits from high visibility and easy accessibility, drawing traffic counts of 32,908 vehicles per day. The site offers ample parking and monument signage, ensuring strong exposure for tenants.

The surrounding area is home to top national retailers like Wegmans, Target, and Starbucks, reinforcing the location's strong consumer and business presence. With 119,523 residents within a five-mile radius, this space presents an excellent opportunity for businesses looking to expand or establish a presence in a high-demand market.

Currently, in very good condition, this move-in-ready suite provides an adaptable layout, strong visibility, and a prime location, making it a compelling choice for prospective tenants.

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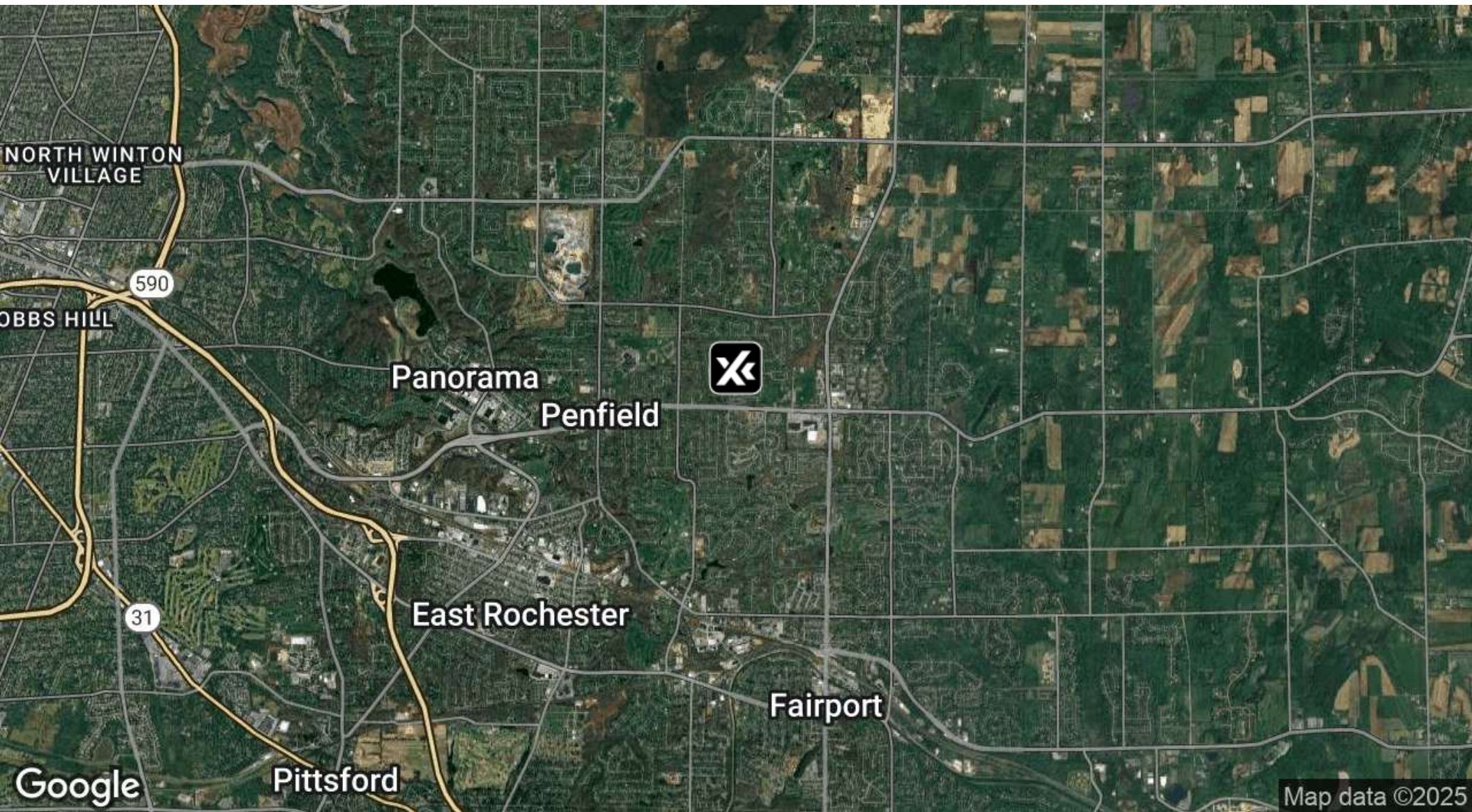
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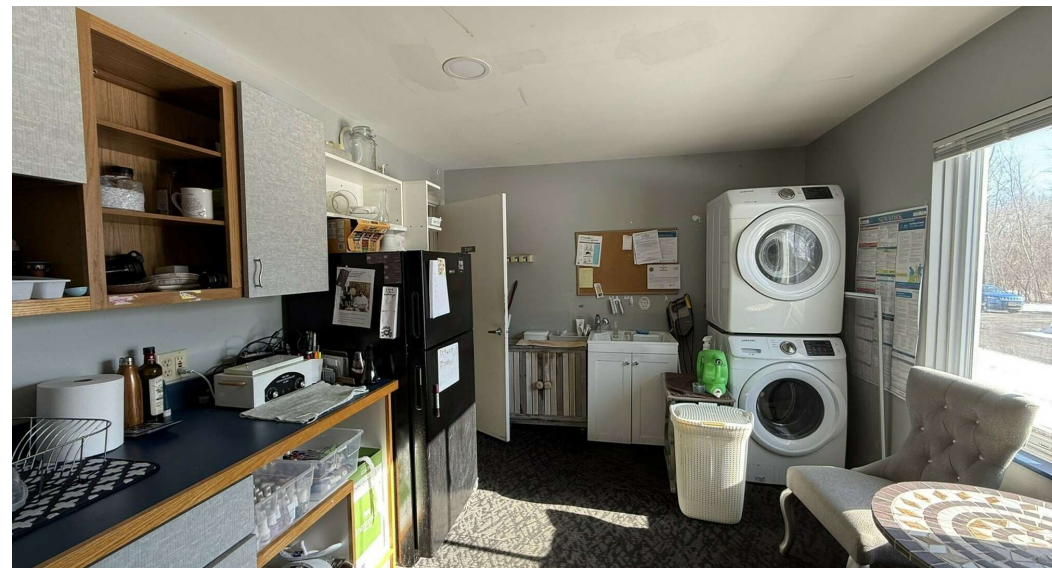
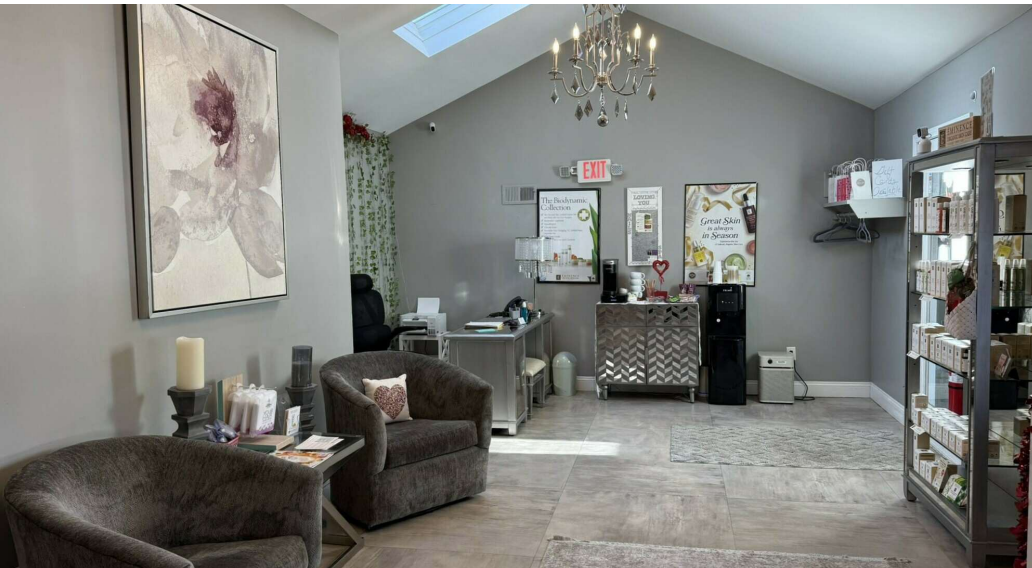
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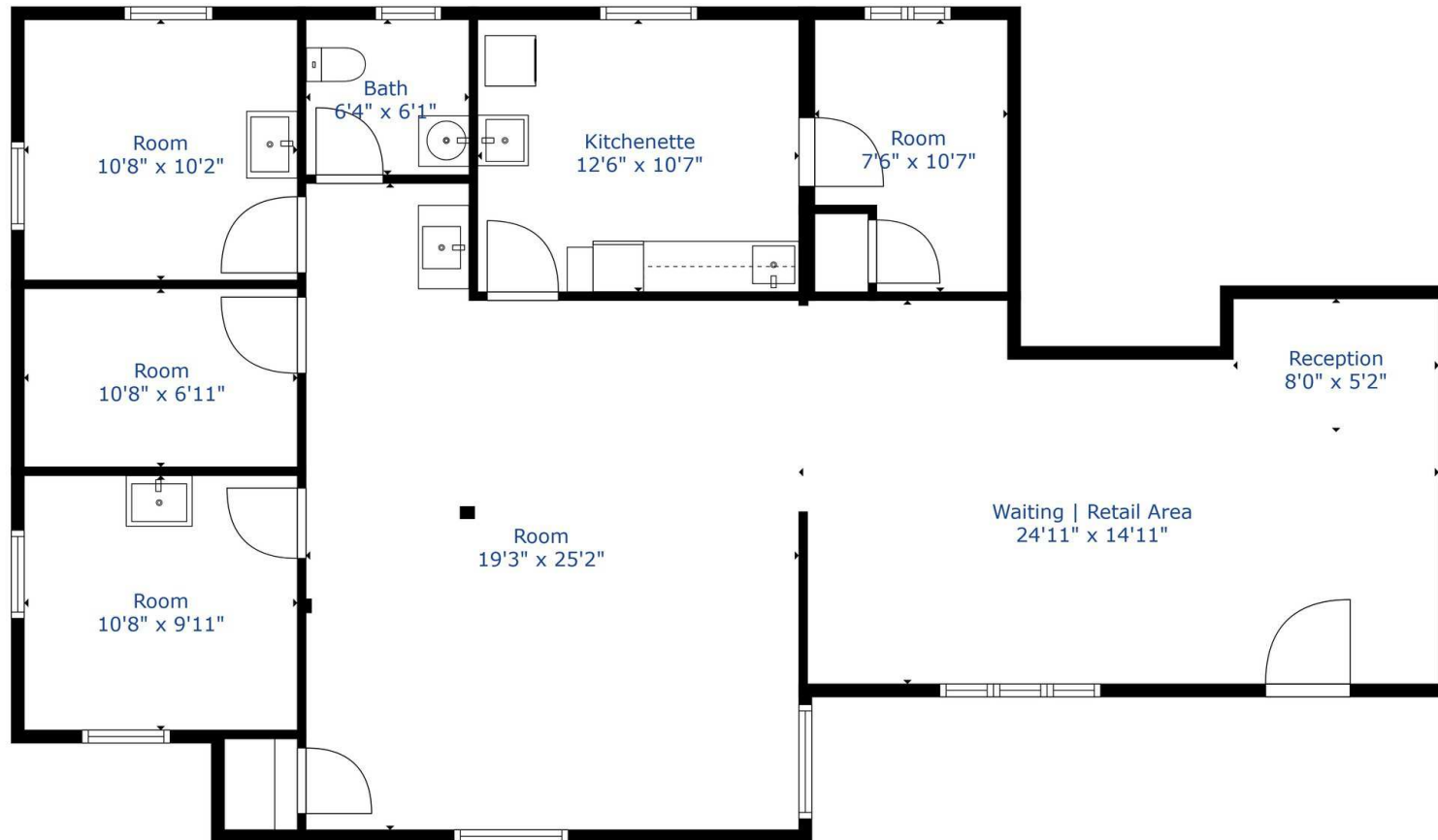
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TOTAL: 1366 sq. ft
FLOOR 1: 1366 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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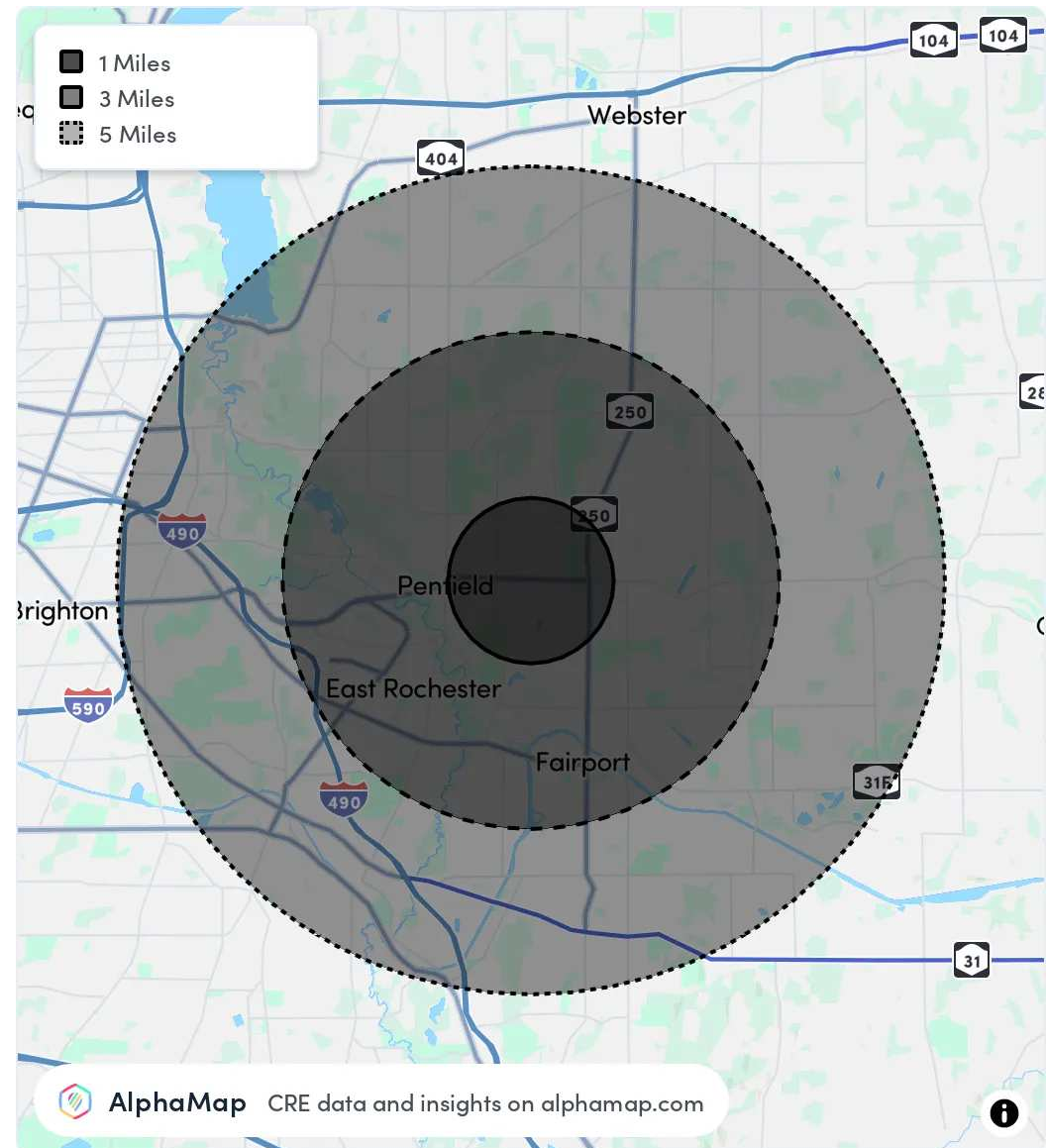
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,566	51,507	119,523
Average Age	46	44	45
Average Age (Male)	44	43	43
Average Age (Female)	48	45	46

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,641	22,282	50,426
Persons per HH	2.4	2.3	2.4
Average HH Income	\$112,714	\$116,566	\$131,930
Average House Value	\$275,838	\$297,465	\$323,444
Per Capita Income	\$46,964	\$50,680	\$54,970



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