

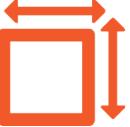
# FOR LEASE

1490 LAKE AVE, ROCHESTER, NY 14615

 Caliber  
Commercial Brokerage

Boost Visibility with 87,100+ Cars Passing Daily – Prime Exposure on Lake, Ridgeway & W Ridge



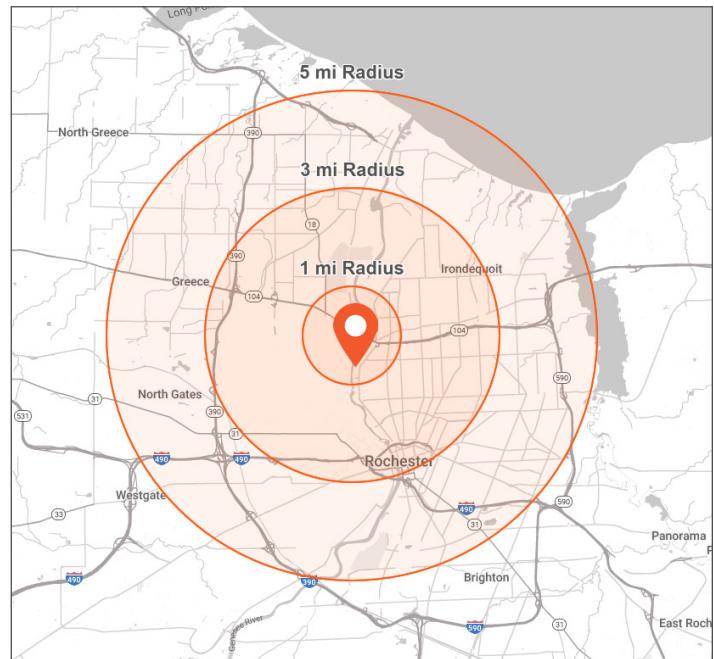
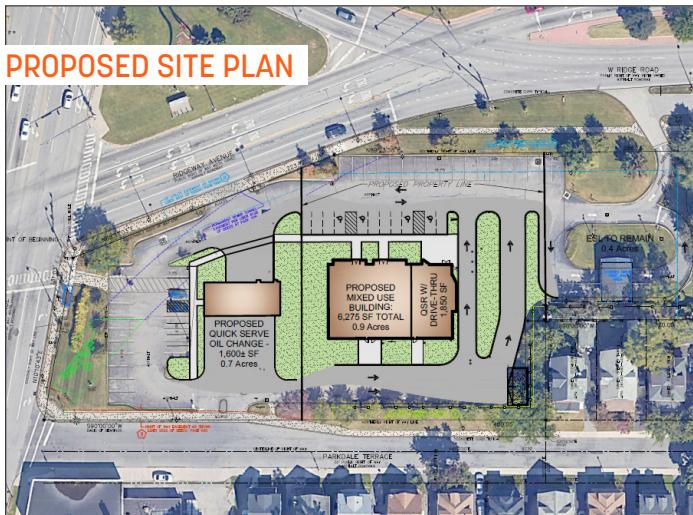
 **13,473 ±**  
SF AVAILABLE

 **54,961**  
VEHICLES PER DAY

 **\$15/PSF NNN**  
LEASE PRICE

## OFFERING SUMMARY

<b>Property Type</b>	Retail
<b>Building Size</b>	<b>13,473 ± SF</b>
<b>Lot Size:</b>	<b>2.03 ± Acres</b>
<b>Traffic Counts</b>	Lake Ave: 14,345 / vpd Ridgeway Ave: 17,794 / vpd W Ridge Rd: 54,961 / vpd
<b>Parking</b>	<b>40 Spaces</b>



<b>DEMOGRAPHICS</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	20,358	149,501	340,385
Median HH Income	\$55,426	\$55,584	\$63,573
Households	8,571	61,325	15,531
Daytime Population	11,431	114,572	246,688

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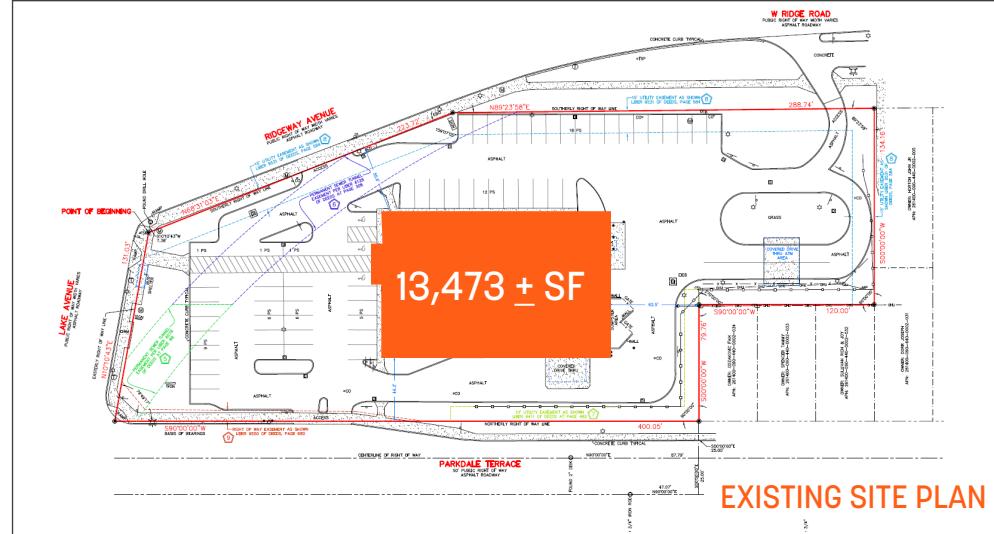
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## PROPERTY HIGHLIGHTS

- 13,473 SF freestanding retail building with drive-thru on 2.03 acres
- Retail redevelopment to accommodate many uses
- High-traffic intersection with over 54K cars/day on W Ridge Road and 14K on Lake Avenue
- Multiple access points with ample surface parking
- Excellent visibility at a signalized corner location
- Gain direct exposure to 6,000+ employees within Eastman Business Park



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