

# FOR LEASE

1490 LAKE AVE, ROCHESTER, NY 14615



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



**13,473 ±**  
SF AVAILABLE



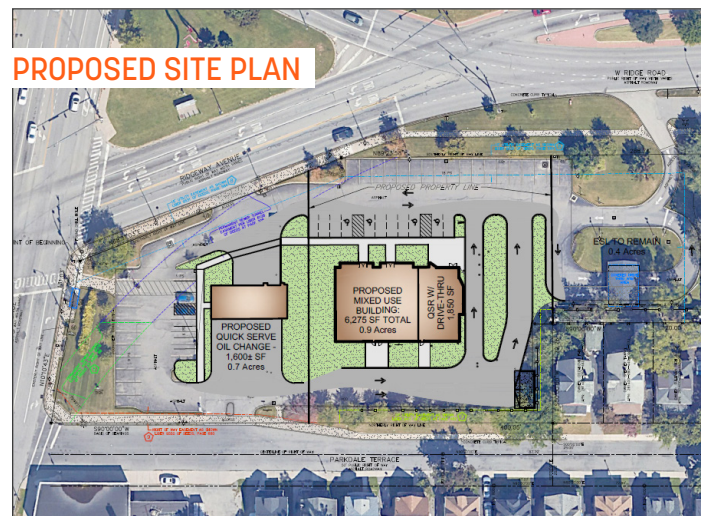
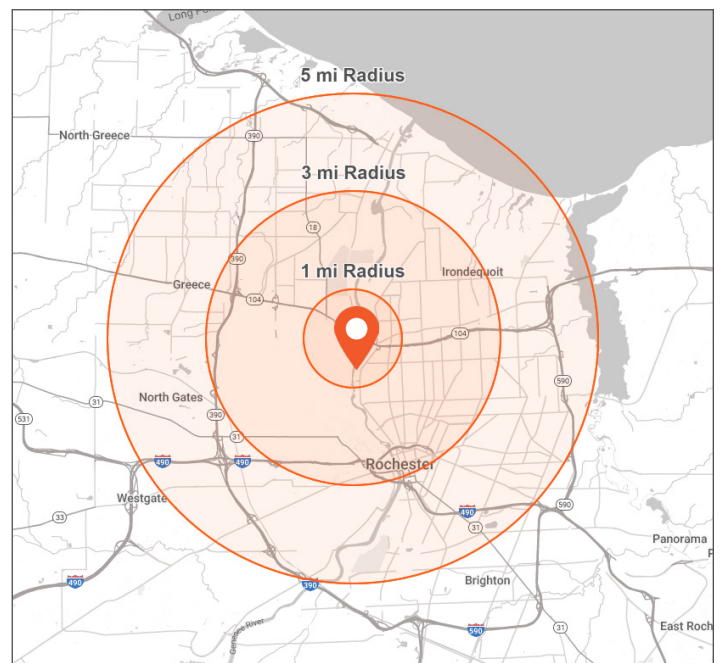
**54,961**  
VEHICLES PER DAY



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

## OFFERING SUMMARY

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



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
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



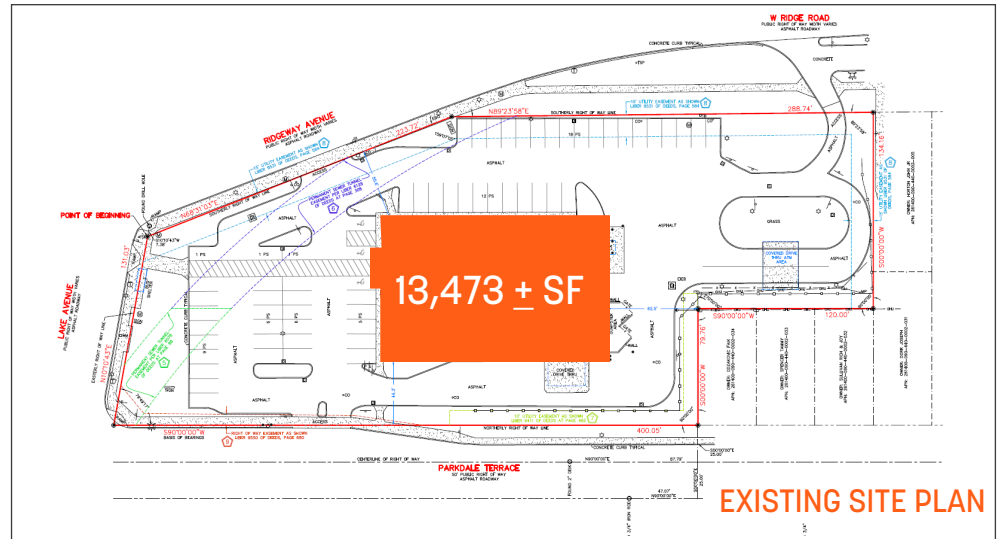
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## PROPERTY HIGHLIGHTS

- 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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