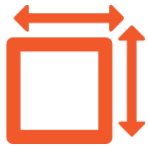


# FOR LEASE

2200 PENFIELD RD PENFIELD, NY 14526



**8,000+/-**  
SQUARE FEET



**362,066**  
PEOPLE WITHIN 5 MILES



**\$24.00 SF/YR**  
(NNN) Lease Rate

## PROPERTY HIGHLIGHTS

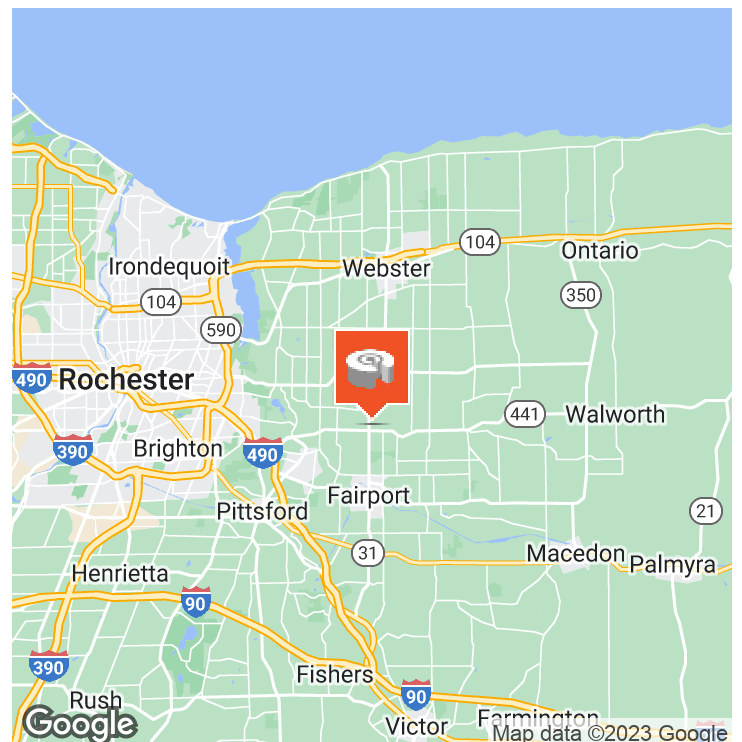
- Updated façade and improved traffic flow.
- Neighbors signalized retail corridor.
- Surrounded by national retailers.
- Off heavily traveled Rt 250 (20,388 VPD).

## LISTING SUMMARY

This former CVS is located in Penn Fair Plaza. The plaza is a mix of retail, restaurants, and medical offices. Prominent tenants include Rochester Regional Health, Little Caesars Pizza, and Bone Gym. The Plaza neighbors the heavily traveled and signalized Route 250 & 441 retail corridor. This area attracts national retailers including Wegmans, Target, Jo-Ann Fabrics & Crafts, Starbucks, and Walgreens.

## NEARBY RETAILERS

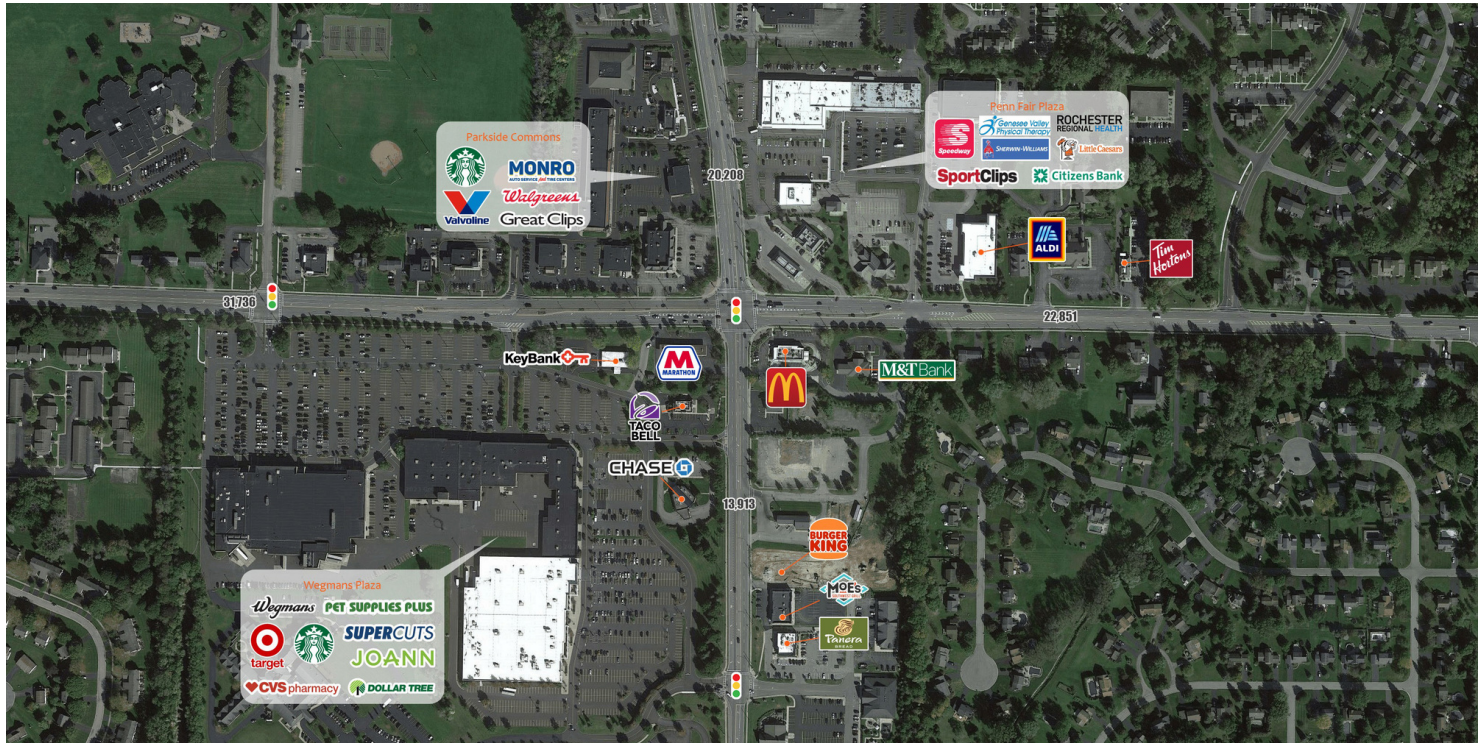
Rochester Regional Health, Aldi, Starbucks, Walgreens



# FOR LEASE

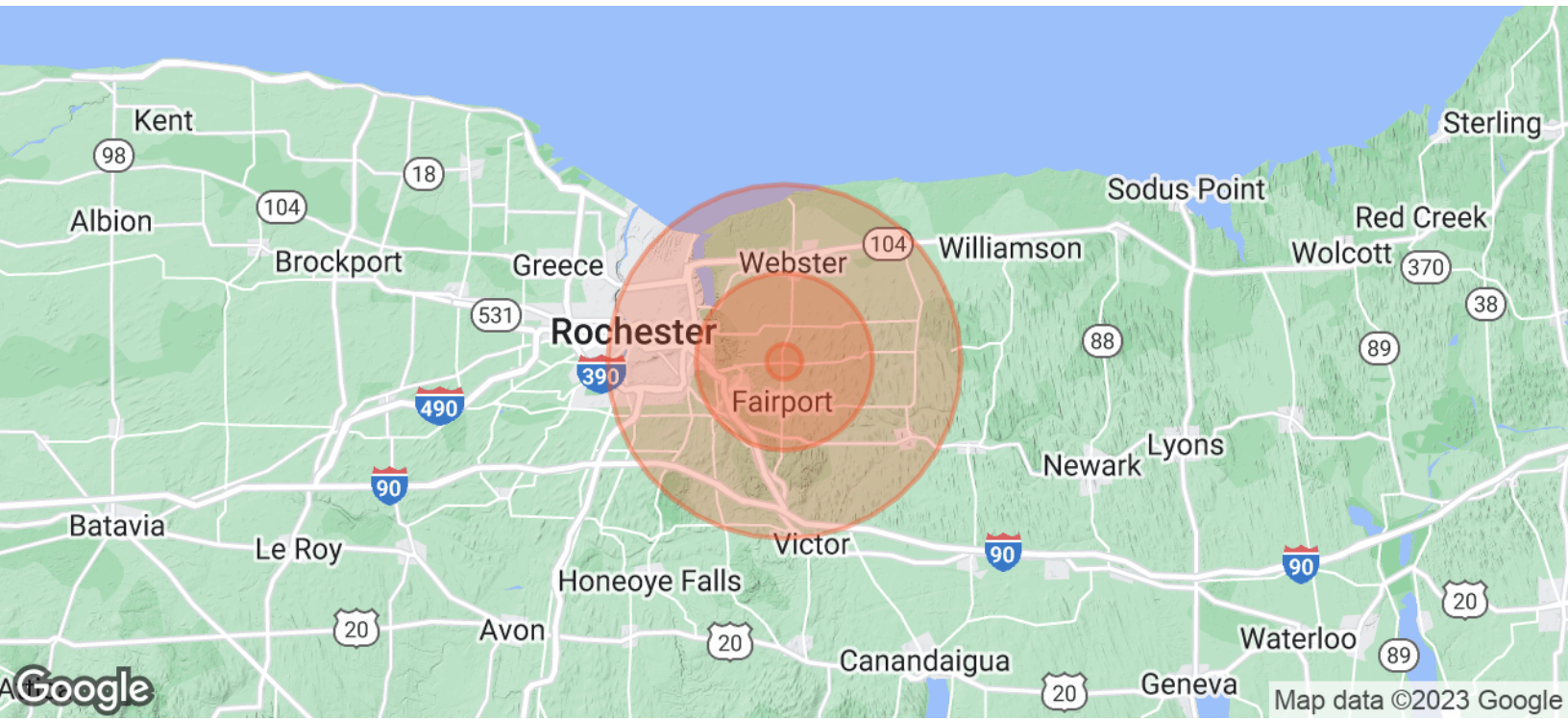
2200 PENFIELD RD PENFIELD, NY 14526

## MARKET AERIAL



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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,832	104,298	362,066
Average Age	43.0	42.4	40.8
Average Age (Male)	40.8	41.1	39.6
Average Age (Female)	45.3	43.7	42.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,014	42,196	147,239
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$79,214	\$84,001	\$84,273
Average House Value	\$204,225	\$197,049	\$202,792

\* Demographic data derived from 2020 ACS - US Census

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