



**FOR LEASE | PENNFAIR PLAZA**

2200 PENFIELD RD PENFIELD, NY 14526





## PROPERTY SUMMARY

### PROPERTY DESCRIPTION

Caliber Commercial Brokerage is pleased to represent Penn Fair Plaza, redeveloped in 2019 with an updated façade and improved traffic flow. The plaza is a mix of retail, restaurants, and medical offices. Prominent tenants include Rochester Regional Health, Little Caesars Pizza, and Bone Gym.

- Located at the heavily traveled and signalized Route 250 & 441 retail corridor.
- Surrounded by national retailers such as Wegmans, Target, Jo-Ann Fabrics & Crafts, Starbucks, Walgreens, and McDonald's.



#### AVAILABILITY

For Lease



#### LOCATION

Penfield, NY



#### AVAILABLE SF

1,200-9,500 SF



#### PARKING

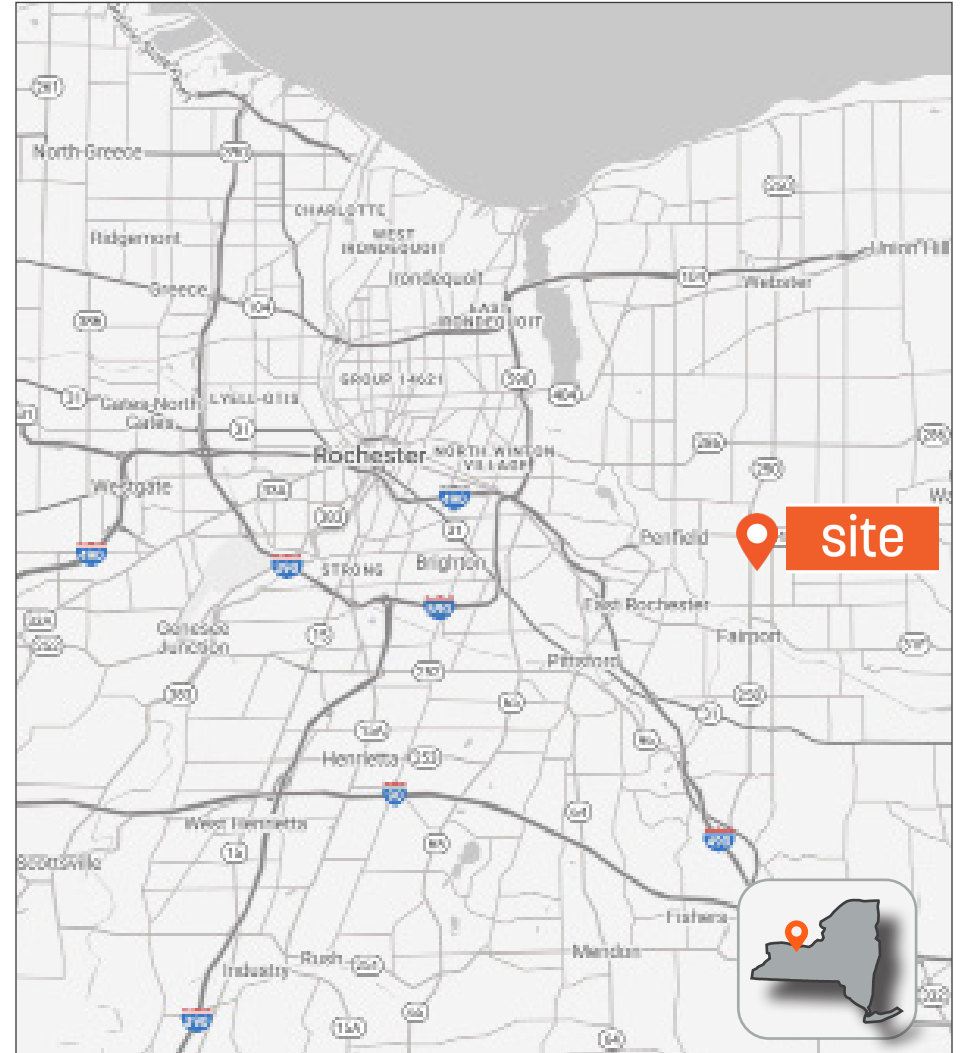
7.33/1,000 SF



#### TRAFFIC COUNTS

Penfield Rd (Rte 441) 32,072 VPD

Fairport Nine Mile Pt Rd (Rte 250) 22,024 VPD





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# MARKET AERIAL





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## AVAILABLE SPACES



### 8,000 SF

- Former Drug Store/Pharmacy
- Space Use: Retail, Office
- Lease Rate : \$24.00/PSF



### 1,200 SF

- Former Wireless Store
- Space Use: Retail, Office
- Lease Rate : \$24.00/PSF



### 1,350 SF

- Former Restaurant
- Space Use: Retail, Restaurant
- Lease Rate : \$24.00/PSF



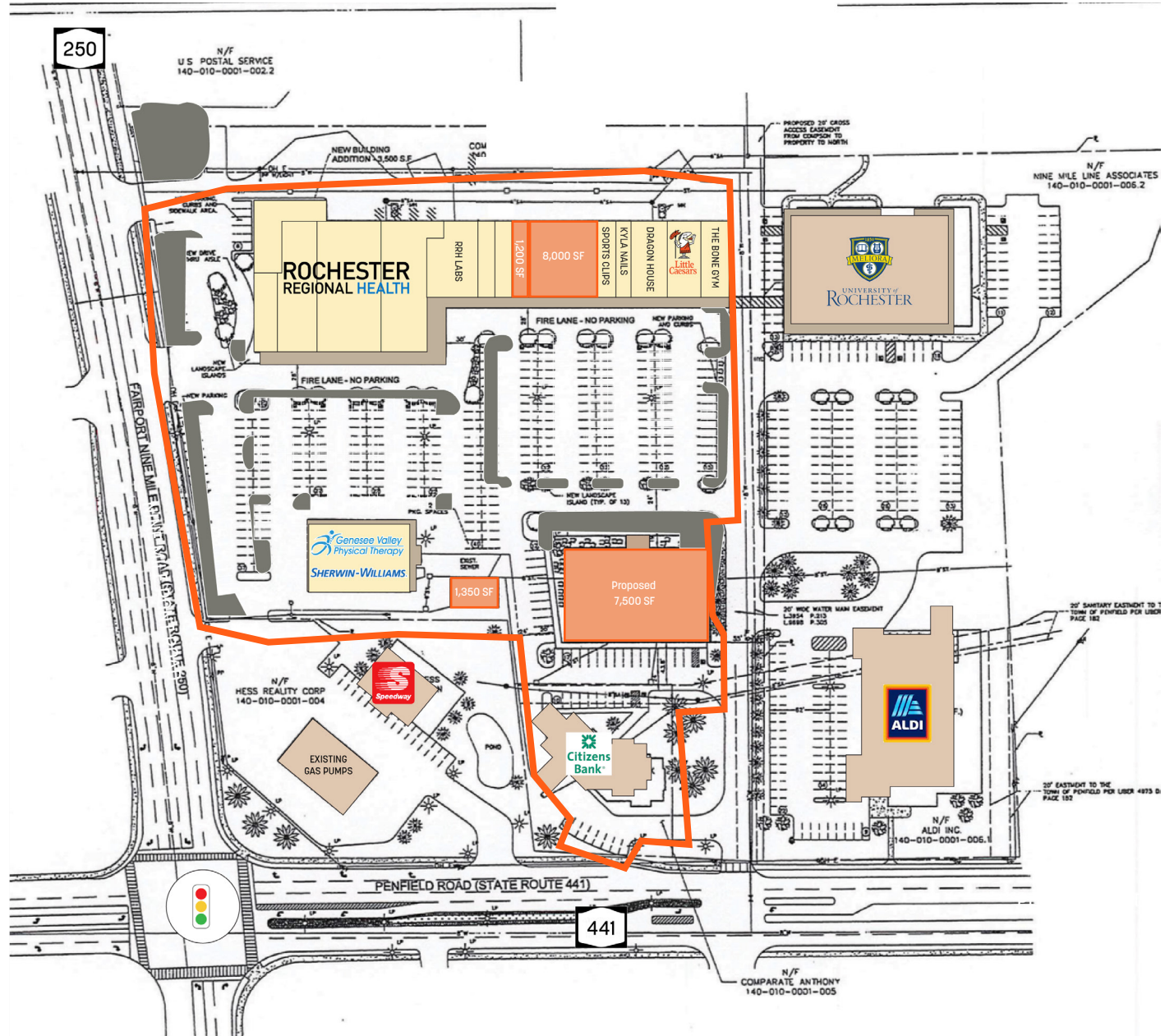
### PAD SITE | 7,500 SF

- Pad Site
- Space Use: Retail, Office
- Lease Rate : \$24.00/PSF

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# SITE PLAN

Available





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# SITE PLAN AERIAL



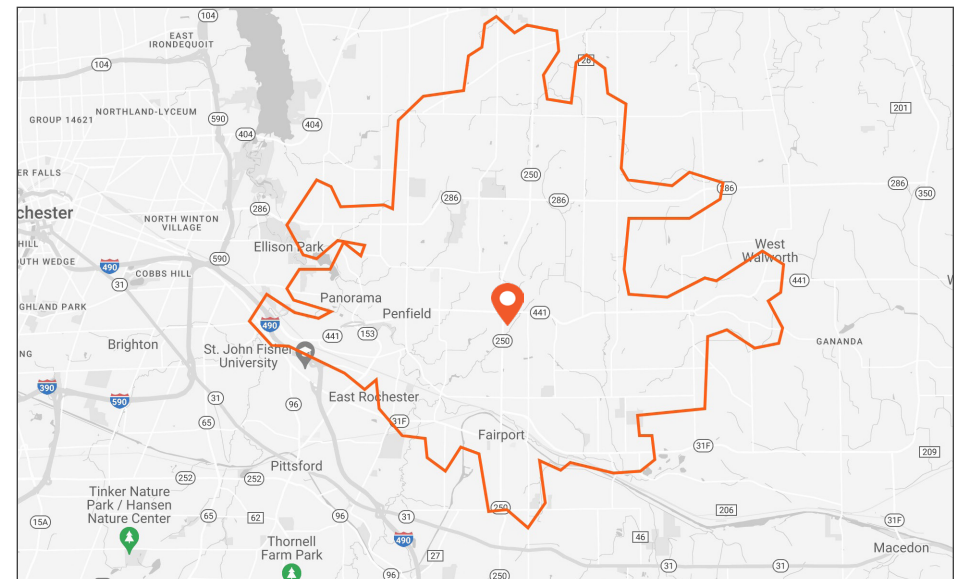
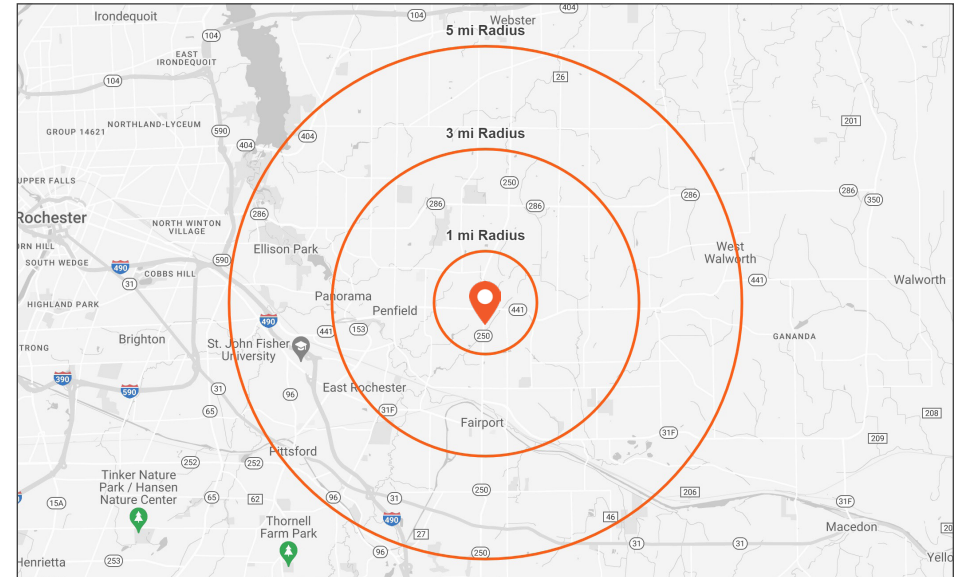
# DEMOGRAPHICS SUMMARY

## Radius

VARIABLE	1 MILE	3 MILES	5 MILES
Population	27,035	160,740	342,654
Average HH Income	\$69,689	\$63,873	\$59,795
Households	14,229	77,511	168,887
Employees	8,320	63,201	148,832

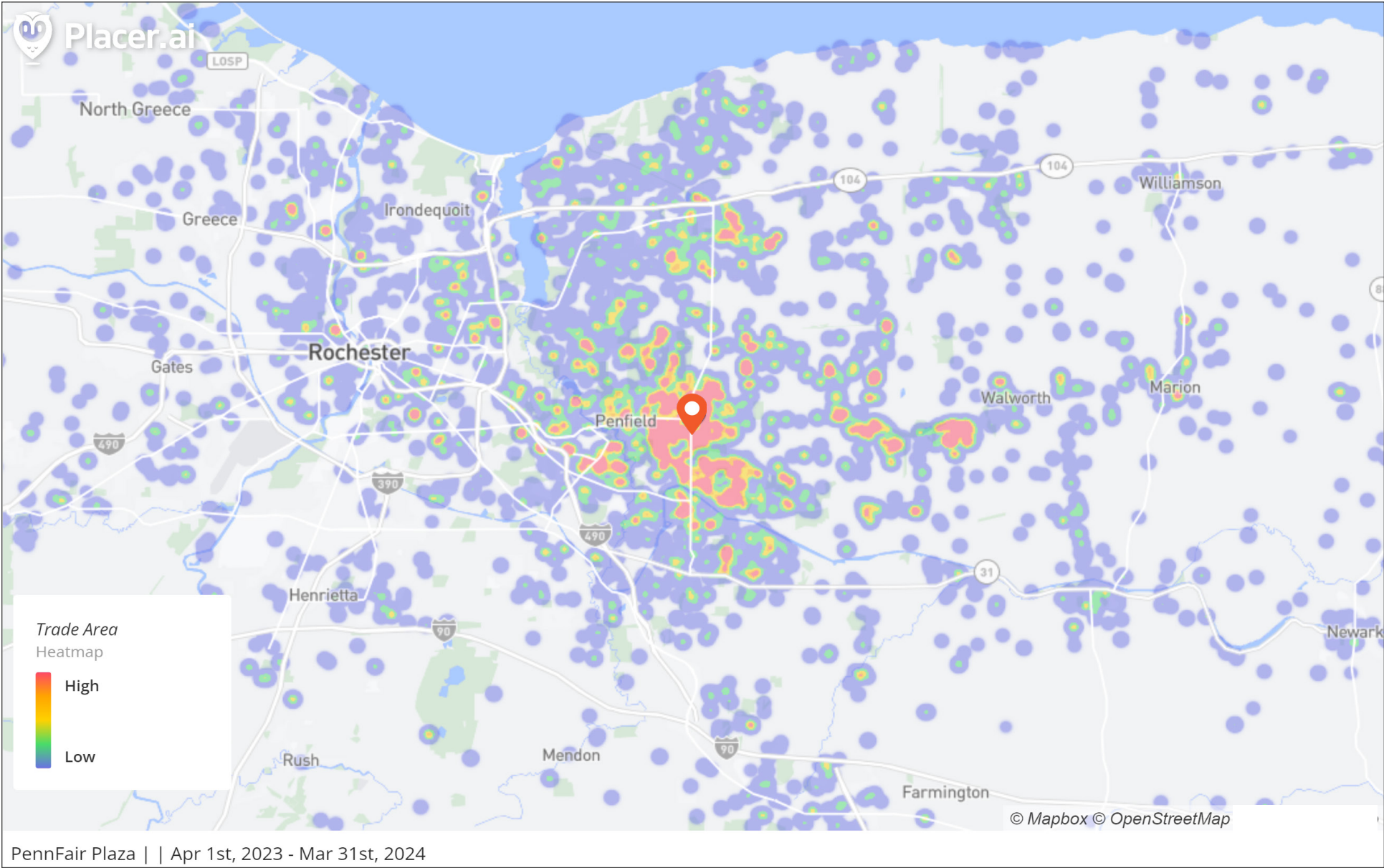
## Drive Time

VARIABLE	10 MINUTES
Population	184,084
Average HH Income	\$71,306
Households	79,033
Employees	66,085





# TRADE AREA SUMMARY





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## SITE PHOTOS





## GET IN TOUCH WITH US

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### ABOUT CALIBER

Founded in 2009, Caliber Commercial Brokerage LLC is a full service commercial real estate brokerage firm based in Rochester, NY and serving all of Upstate New York. We offer tenant representation, landlord representation, and project advisory services, priding ourselves on providing each of our clients with a customized real estate strategy.

As a full-service firm, we assist clients in buying, selling, and leasing commercial real estate. Our specialties include retail tenant representation, retail leasing, investment sales, and office and industrial leasing.

Since opening, we have represented over 25 million square feet of real estate and averaged 150 transactions a year. This has produced over \$1 billion in aggregate transactional volume.