



109 South Union Street

Rochester, NY 14607



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For Sale

109 S Union St - Overview

Sale Type:	Investment or Owner Use
Property Type:	Office/Retail
Number of Buildings:	1
Land Acres:	.33 AC
Building Size:	36,677 SF
Parking:	93 Spaces
Year Built:	1975
Building Class:	B
# of Floors:	4



Property Highlights



Brick & Block exterior walls,
interior drywalls



HVAC Forced Air



Combined Vinyl Tile & Carpeting



Easy Access to I-490, Located in
The Neighborhood of Play

Building Improvements



Boiler Replaced in 2021



Chiller Replaced in 2022



Asphalt replaced in parking
lots surrounding building



Neighborhood
of **PLAY**™



The Neighborhood of Play™ is the newest community in the city of Rochester, New York, centered around the sizeable 90,000 square foot expansion of The Strong National Museum of Play completed in June of 2023. With over 500,000 annual visitors to the museum, the build-up of the former Inner Loop will support the continued visibility of the area and attract visitors worldwide.

109 S Union St

Work. Play. Laugh. Stay.





The \$100 million dollar investment also includes a new 1,000 space parking garage, a 175 room Hampton Inn & Suites, four mixed-use apartment buildings and an over 6,000 square foot retail building.

109 South Union Street falls in the heart of The Neighborhood of Play™ just .3 miles from the museum and within walking distance of nearby restaurants and retail stores.

Inside of the Hampton Inn you can enjoy Lila's Lobby Bar, which offers an upscale cocktail menu and great food for sharing. Nerdvana is a unique experience where you can enjoy your food & drinks as you play video games at your table. Fattey Beer Company offers a huge selection of drinks and a fun, inviting atmosphere for everyone, including kids and dogs. Future openings include JAM (Just Add Milk), and will offer cereal infused gelato and milkshakes. Medorahouse, a coffee shop, will also join the neighborhood soon.



Demographics

		3 miles	5 miles	10 miles
	Population	197,293	300,185	628,244
	Households	86,578	131,833	269,157
	AVG HH Income	\$76,578	\$87,130	\$103,913
	Median Age	33.1	35.6	39.6

DEMOGRAPHICS

	3 miles	5 miles	10 miles
Total Businesses	6,466	11,588	20,028
Total Employees	87,338	160,553	268,370
Occupation Types			
Business/Management	12,293	20,445	52,624
Professional	27,598	43,027	91,257
Service	18,262	26,892	52,355
Sales/Office	16,358	26,171	59,566
Farming/Forestry	190	223	451
Construction/maintenance	4,678	8,433	19,010
Production/Transportation	10,242	15,368	32,664
White Collar Workers	56,249	89,643	203,447
Blue Collar Workers	33,372	50,917	104,480
Labor Force			
Labor Population	158,274	242,659	515,488
Total Males	76,121	115,354	246,213
Total Females	82,153	127,305	269,275
Unemployment	3.9%	3.4%	2.6%



Site Plan



A way for parking seekers to reserve a spot ahead of time, and for owners to make extra money.

Area Map





Michael Palumbo
Associate Real Estate Broker

At Flaum Management, our best-in-class property management team in Rochester, NY has successfully executed development in all facets of real estate throughout the Northeast. But we take the most pride in developing relationships: nurturing business, witnessing growth, and embracing the wide-ranging assets of our region's commercial landscape.



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