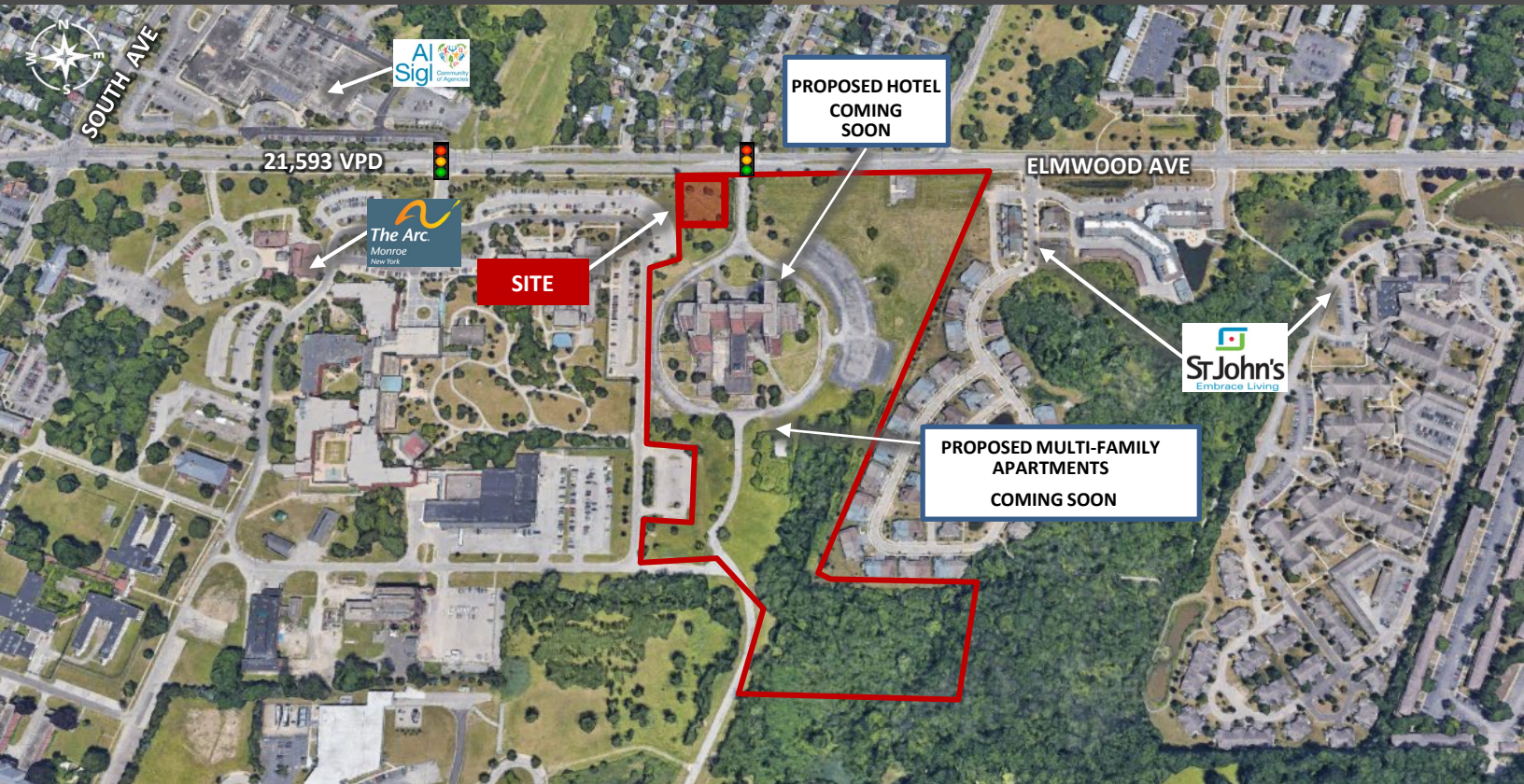


1201 Elmwood Avenue

ROCHESTER, NY 14620



AVAILABLE OPPORTUNITY

- » FOR SALE OR LEASE
- » 1 +/- Acre Pad Site at traffic light

PROPERTY HIGHLIGHTS

- » Pad site with signalized entrance with proposed hotel and multi-family apartments
- » Exciting redevelopment of the former Rochester Psychiatric Center soon to be a proposed hotel & surrounding multi-family apartments
- » Excellent location on Elmwood Avenue less than one mile from Strong Memorial Hospital & the University of Rochester with a total enrollment of approximately 12,000 graduate and undergraduate students
- » Excellent visibility/signage & ample parking
- » Less than 2 miles from Interstate 390 & Interstate 590



FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS
Licensed Real Estate Broker
585.615.1102 (c)
Janell@VentureBrokerageGroup.com

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PROPERTY PHOTOS



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MARKET AERIAL



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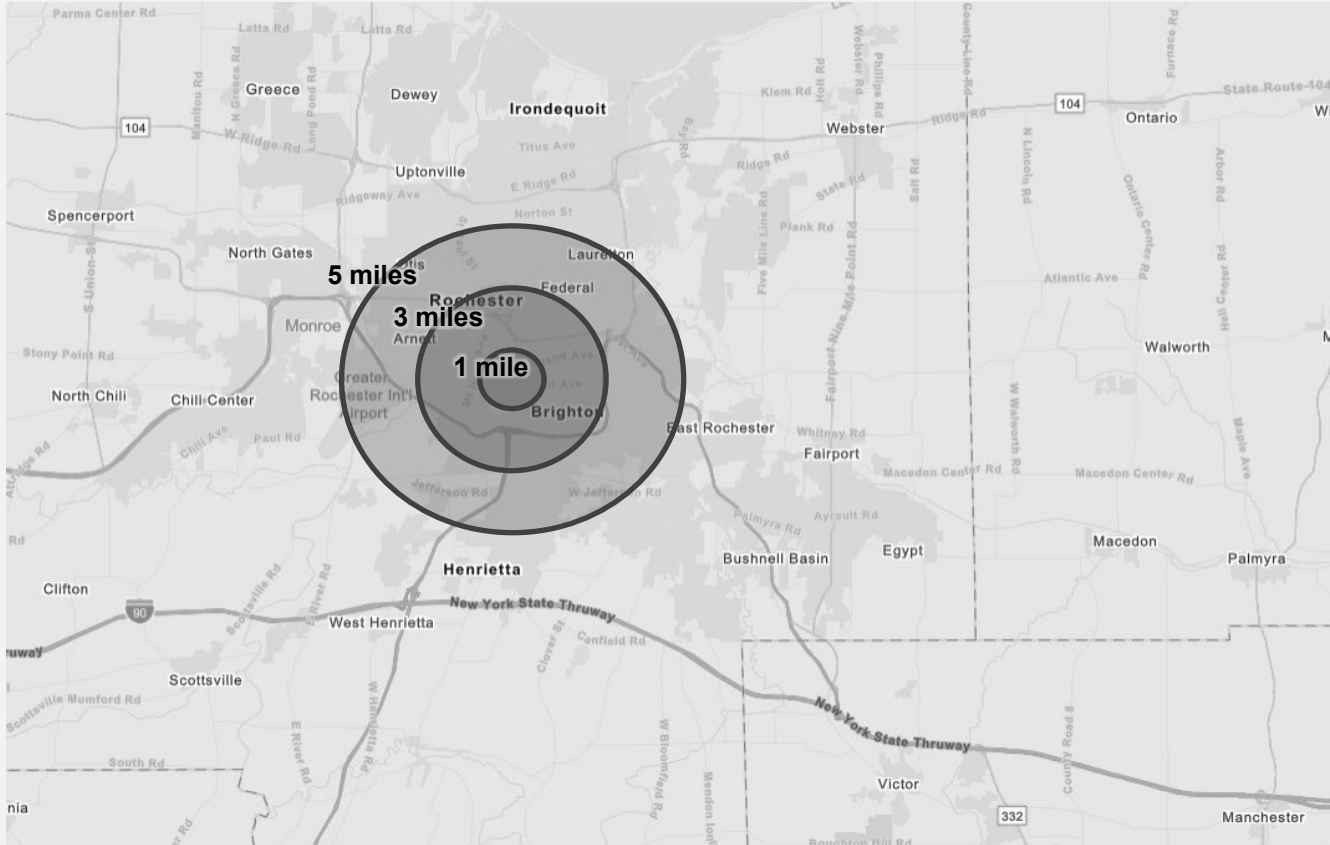


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VENTURE
BROKERAGE GROUP

DEMOGRAPHICS



| DEMOGRAPHIC SNAPSHOT | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|----------|
| Total Population | 13,360 | 126,364 | 289,549 |
| Daytime Population | 31,283 | 198,730 | 372,254 |
| Households | 6,635 | 57,969 | 121,901 |
| Average Household Income | \$82,276 | \$77,126 | \$76,197 |



7,945
Businesses



183,891
Employees



\$188,814
Median Home Value



33.5
Median Age

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