

HIGH-TRAFFIC RETAIL

FOR LEASE

9-17 N Clinton Ave, Rochester, NY 14607



SUMMARY

BUILDING SIZE:	10,300 SF
AVAILABLE SPACE:	2,685 SF
- 11 N CLINTON AVE:	630 SF
- 13 N CLINTON AVE:	960 SF
- 15 N CLINTON AVE:	1,095 SF
RENTAL RATES:	\$25.00 - \$30.00 PSF
DAILY TRAVELERS:	
- N CLINTON AVE:	10,096
E MAIN ST > CENTRAL AVE	(VEHICLES)
- E MAIN ST:	10,408
ST PAUL ST > N CLINTON AVE	(VEHICLES)
- TRANSIT CENTER:	40,000
	(BUS RIDERS)

OVERVIEW

9-17 N Clinton Avenue is a mixed-used redevelopment project with ground floor retail space, and second floor residential apartments. The building is in the midst of a complete revitalization and, in coordination with neighboring properties, the entire block is expected to be complete by early 2025. Preleasing for the ground floor has begun, with T-Mobile having signed a lease to occupy the left-most space (9 N Clinton Ave) upon reopening of the building.

This historical building is in a prime downtown location with high foot traffic and visibility, attracting a diverse range of customers, including students, office workers, bus riders, and convention center guests. In addition to its proximity to other businesses, this building is located next to a parking garage as well as the bus terminal.

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ARCHITECTURE | DEVELOPMENT | BROKERAGE

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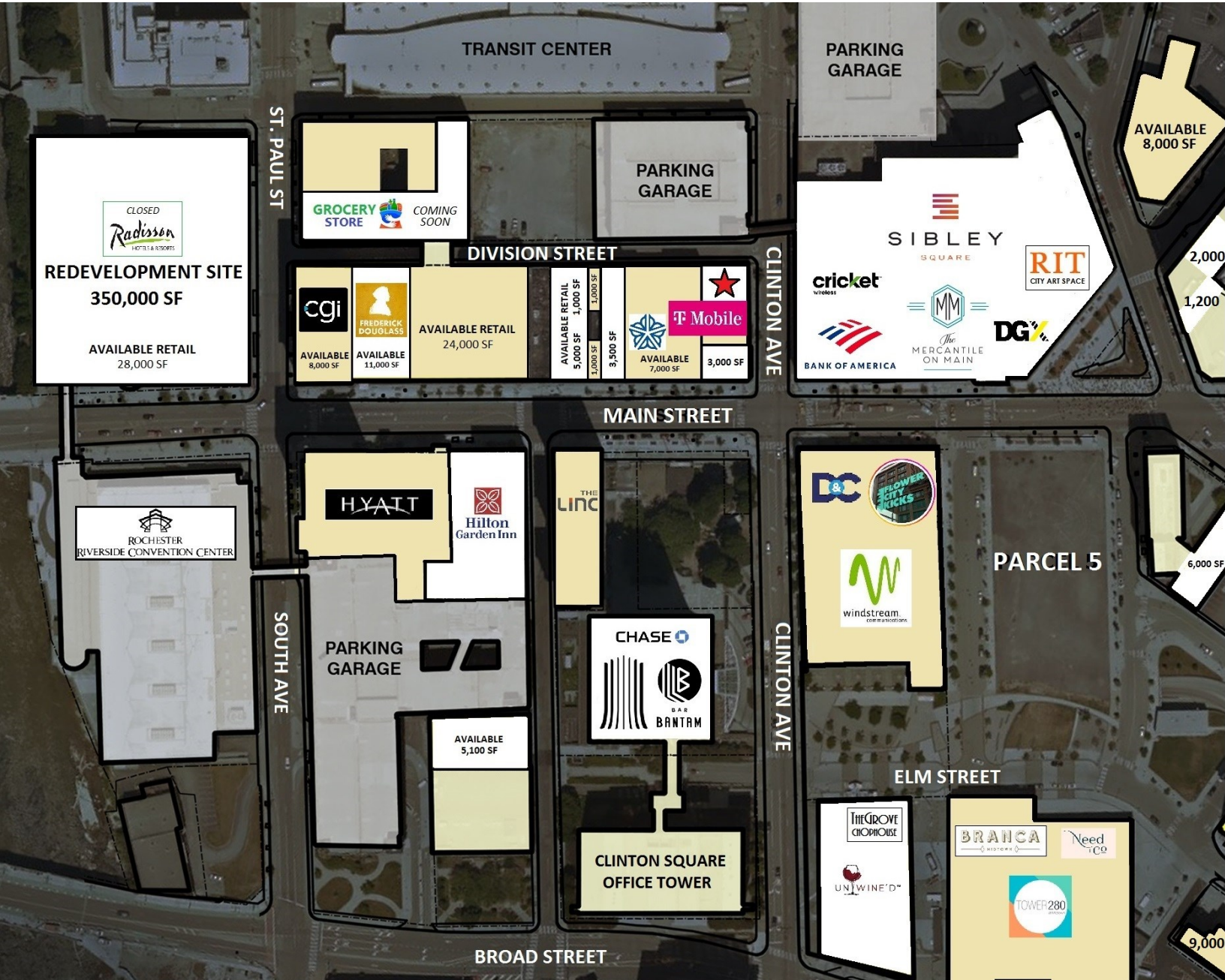


Surrounding projects include The Glenny Apartments at 190 E Main St, the transformation of Family Dollar on E Main St into a boutique hotel with ground floor retail and an outdoor commons area, and Home Leasing's redevelopment directly next to the subject property at the corner of E Main St & N Clinton Ave, among others.

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