

25 S. Main Street

Rochester, NY (Village of Pittsford) 14534



AVAILABLE OPPORTUNITY

- » *FOR LEASE: 2,605 SF +/- 2-story carriage house*
- » *Landlord will renovate to suit*
- » *Ideal for office, retail or restaurant uses!*

PROPERTY HIGHLIGHTS

- » *Located in the heart of the Village of Pittsford, one of Monroe County's most sought after historic & walkable commercial districts*
- » *Just steps from the Erie Canal and canal-side restaurants & shops; surrounded by boutique retail, professional offices, salons, cafes and upscale dining*
- » *Private shared parking spaces, in addition to street & public parking available*



FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS

Licensed Real Estate Broker

585.615.1102 (c)

Janell@VentureBrokerageGroup.com

MULTI-USE UNIQUE SPACE FOR LEASE IN THE VILLAGE OF PITTSFORD

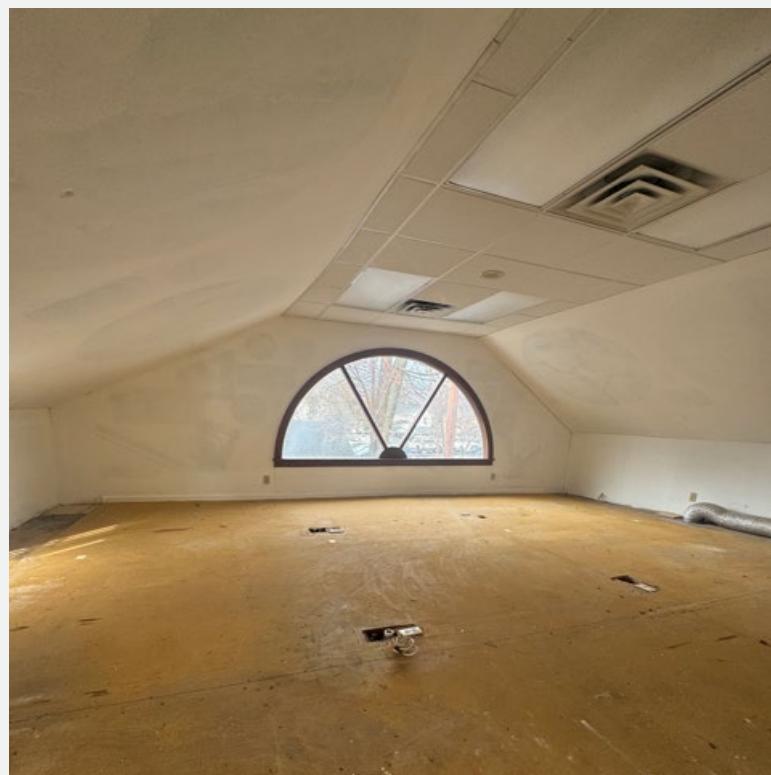
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VENTURE
BROKERAGE GROUP

PROPERTY PHOTOS



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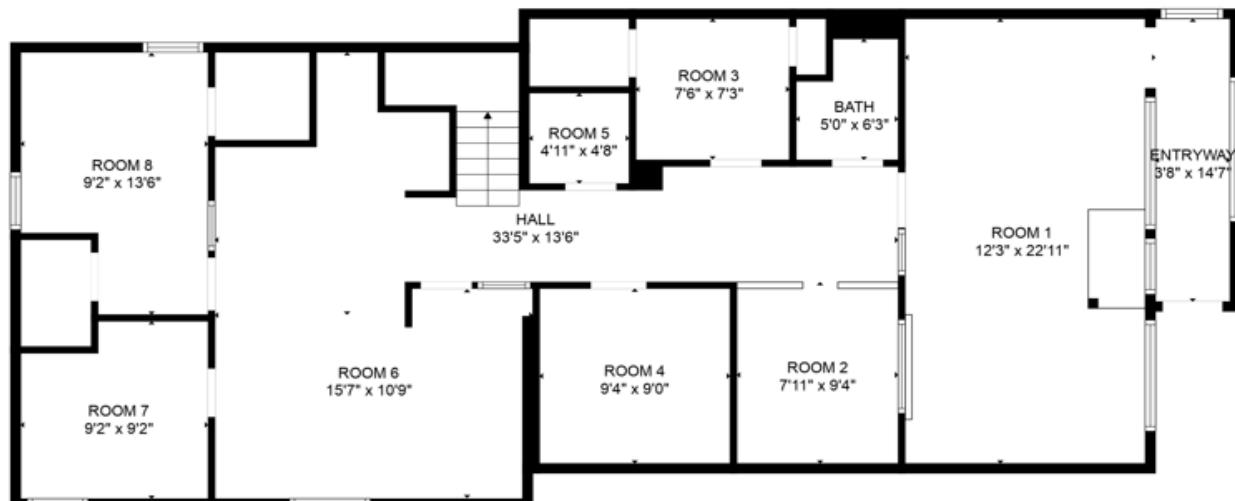


VENTURE
BROKERAGE GROUP

FLOOR PLAN



FLOOR 2



FLOOR 1

GROSS INTERNAL AREA

FLOOR 1: 1324 sq. ft, FLOOR 2: 1281 sq. ft

TOTAL: 2605 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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MARKET AERIAL



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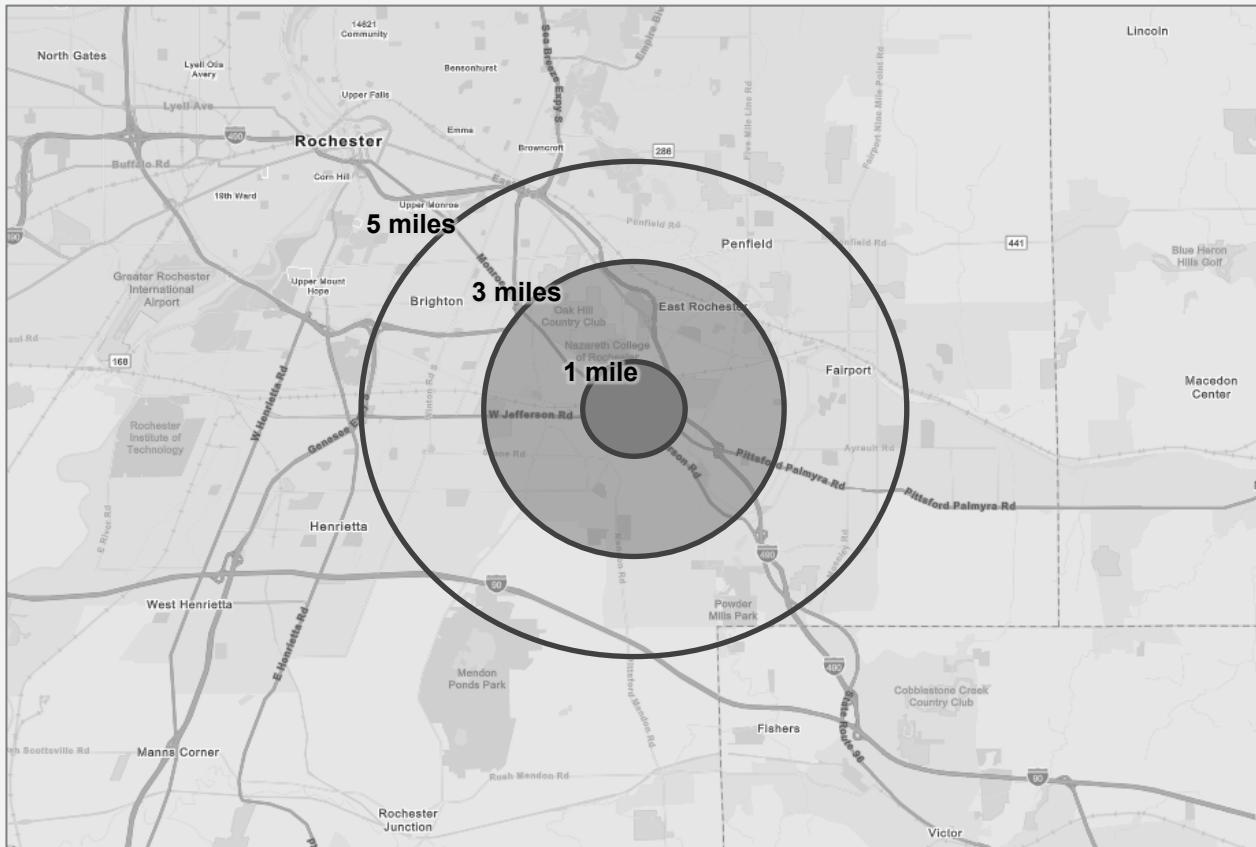
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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	5,055	49,042	143,226
Daytime Population	7,053	53,757	161,101
Households	1,856	20,138	62,510
Average Household Income	\$173,724	\$148,623	\$135,225



7,249
Businesses



130,336
Employees



\$283,561
Median Home Value



44.0
Median Age

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