

2,041 SF MEDICAL/DENTAL OFFICE

800 Ayrault Road

Rochester, NY (Fairport) 14450



VENTURE  
BROKERAGE GROUP



## AVAILABLE OPPORTUNITY

- » FOR LEASE: 2,041 SF dental/medical office within Perinton Medical Center campus
- » Multiple exam rooms, offices, reception, break areas

## PROPERTY HIGHLIGHTS

- » Prime first-floor office space in multi-office building
- » Convenient location at the signalized intersection of Ayrault Road & Moseley Road, just north of Pittsford-Palmyra Rd (Route 31)
- » Easily accessible, approximately 2 miles from Interstate 490 offering excellent visibility/ signage and ample parking for tenants and visitors
- » The space has a large reception and waiting area with multiple private offices and employee lounge/ kitchenette



## FOR MORE INFORMATION, PLEASE CONTACT:



**SAL VANEGAS**  
Licensed Real Estate Broker  
585.455.2874 (c)  
[Sal@VentureBrokerageGroup.com](mailto:Sal@VentureBrokerageGroup.com)

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## BUILDING PHOTOS



Sarah Klingenberger



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SPACE PHOTOS



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## MARKET AERIAL

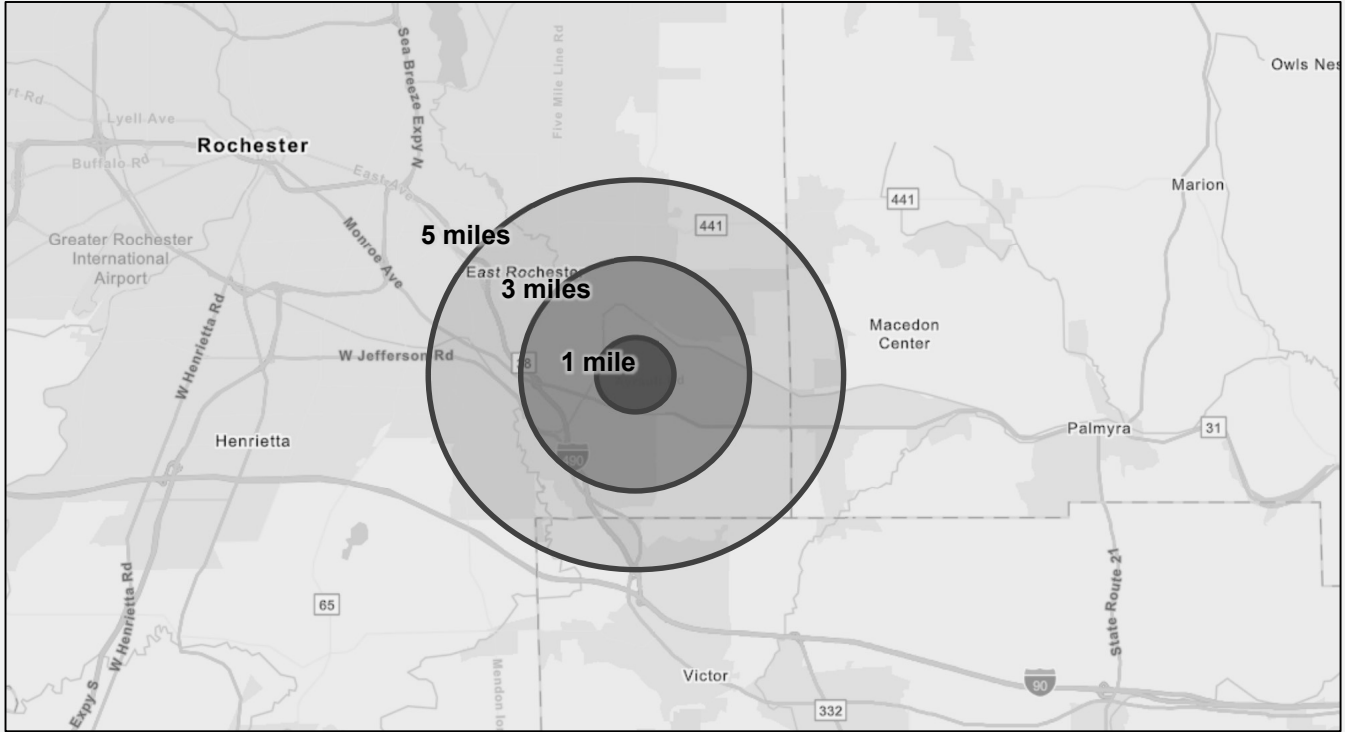


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## DEMOGRAPHICS



DEMOGRAPHIC SNAP	1 MILE	3 MILES	5 MILES
Total Population	6,198	46,973	97,594
Daytime Population	7,096	45,540	101,924
Households	3,356	20,919	41,101
Average Household Income	\$131,378	\$137,404	\$141,174



**1,890**  
Businesses



**53,700**  
Employees



**\$302,833**  
Median Home Value



**48.3**  
Median Age

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