

534 West Ridge Road

Rochester, NY 14615



AVAILABLE OPPORTUNITY

- » **FOR SALE/LEASE: \$850,000**
- » **SITE 1:** Renovated 7,422 SF commercial building on 0.57 acres
 - 1-bedroom apartment rented
 - 1-bedroom apartment rented
 - 2-bedroom apartment rented
- » **SITE 2:** 0.11 acre lot across the street (20 Mayflower St)

PROPERTY HIGHLIGHTS

- » Strategic location situated at signalized intersection of West Ridge Rd/Route 104 (44,894 VPD) & Eastman Ave
- » Less than 3 miles (7-minute drive) from Greece Ridge Mall & retail corridor
- » Large parking lot offering approximately 45+/- spaces
- » Zoning C-3: Regional Destination Center (Light Industrial & Mixed-Use)



FOR MORE INFORMATION, PLEASE CONTACT:



JEFFREY DICESARE

Licensed Real Estate Salesperson

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Jeffrey@VentureBrokerageGroup.com

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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APARTMENT PHOTOS



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MARKET AERIAL



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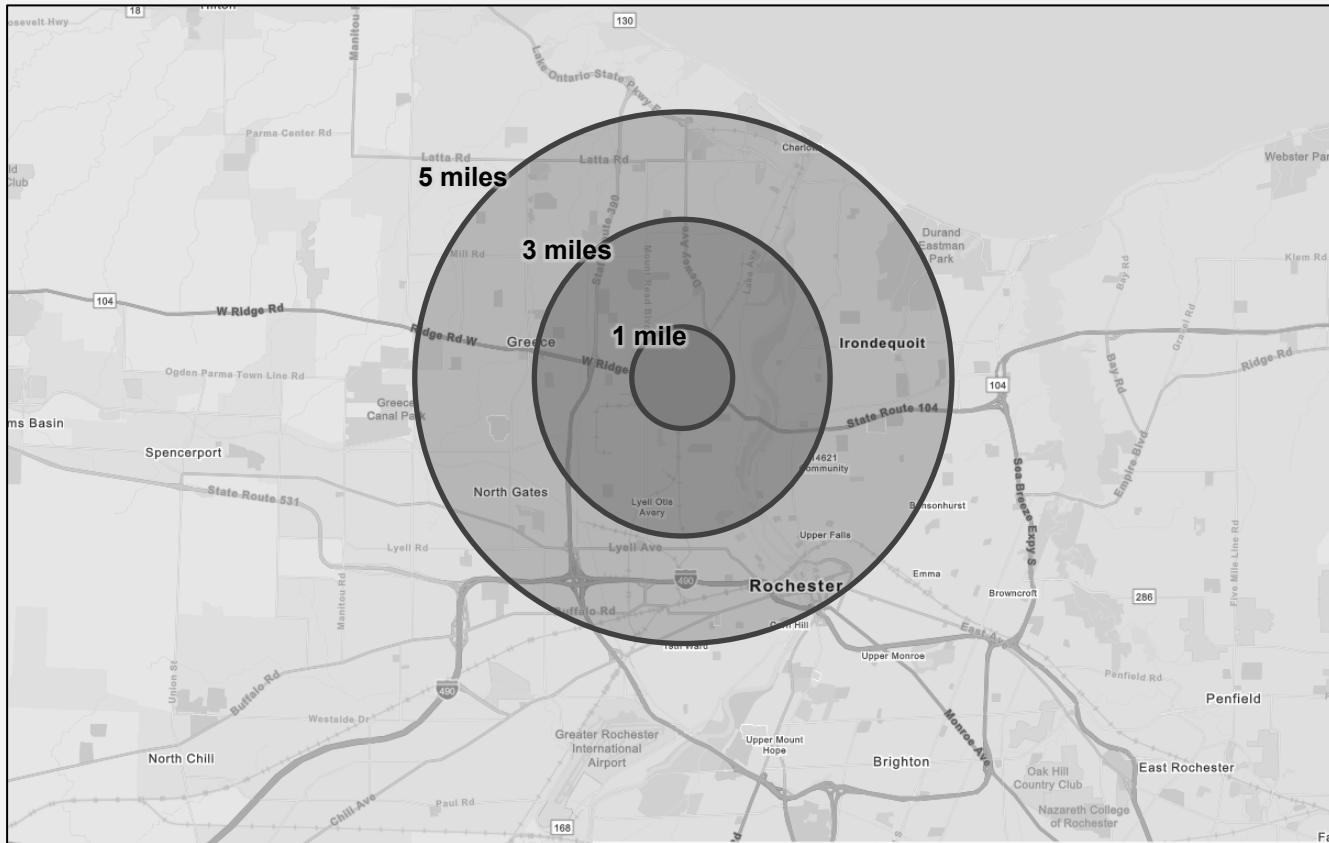
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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	16,016	127,005	314,012
Daytime Population	11,292	123,275	333,279
Households	7,291	54,589	141,839
Average Household Income	\$69,336	\$70,528	\$76,427



3,931
Businesses



55,959
Employees



\$153,658
Median Home Value



37.5
Median Age

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