

FOR LEASE | PENN FAIR PLAZA



PROPERTY SUMMARY

2200 PENFIELD RD | PENFIELD, NY 14526



PROPERTY DESCRIPTION

Caliber Commercial Brokerage is pleased to represent Penn Fair Plaza, redeveloped in 2019 with an updated façade and improved traffic flow. The plaza is a mix of retail, restaurants, and medical offices. Prominent tenants include Rochester Regional Health, Little Caesars Pizza, and Bone Gym.

Penn Fair neighbors the heavily traveled and signalized Route 250 & 441 retail corridor. This area attracts national retailers including Wegmans, Target, Jo-Ann Fabrics & Crafts, Starbucks, Walgreens, and McDonald's.

PROPERTY HIGHLIGHTS

- Updated façade and improved traffic flow.
- Neighbors signalized retail corridor.
- Surrounded by national retailers.
- Off heavily traveled Rt 250 (20,388 VPD).

OFFERING SUMMARY

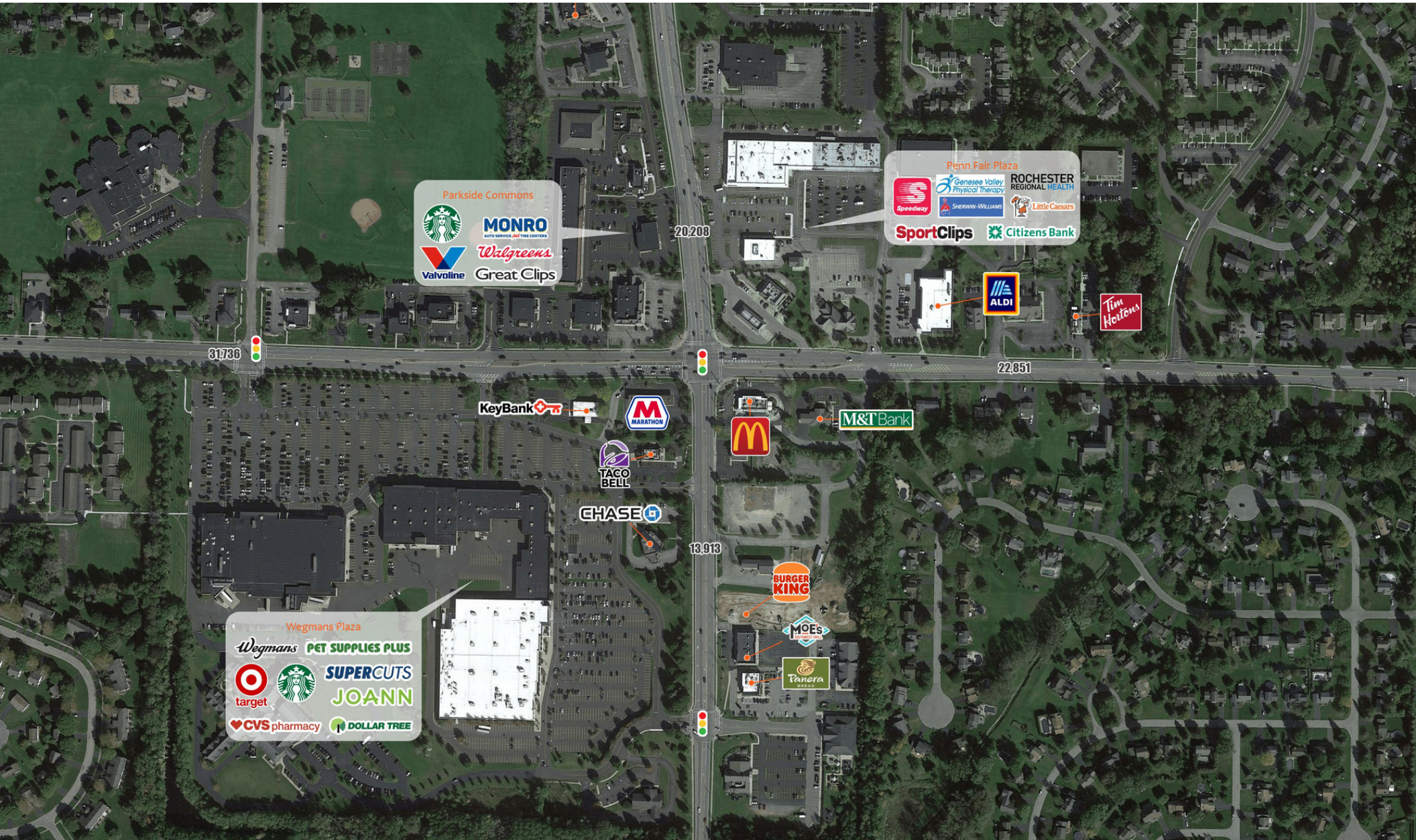
Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	1,350 - 8,000 SF
Building Size:	13,050 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	2,014	42,196	147,239
Total Population	4,832	104,298	362,066
Average HH Income	\$79,214	\$84,001	\$84,273

AERIAL MAP

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SITE PLANS

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No.	TENANT
1,2	Rochester Regional Health
3	Penn Fair Pediatric Group
4	Penn Fair Primary Care
5, 6	RHH Laboratories
7	Penfield Tailor Dry Cleaner
8	Verizon
9	AVAILABLE
10	Sports Clips
11	Kyla Nail Spa
12	Dragon House Chinese
13	Little Caesar Pizza
14	The Bone Gym

ADDITIONAL PHOTOS

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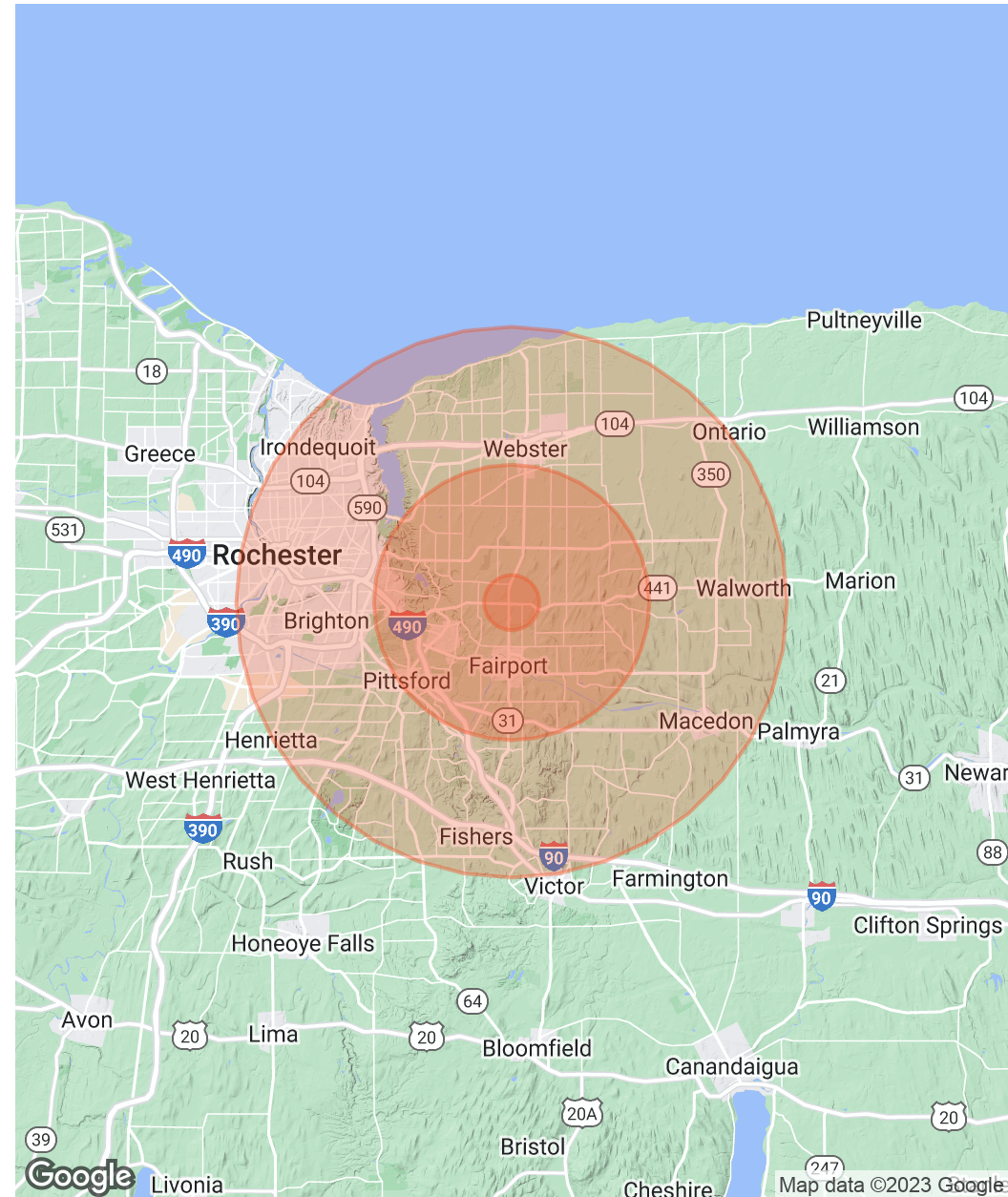
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,832	104,298	362,066
Average Age	43.0	42.4	40.8
Average Age (Male)	40.8	41.1	39.6
Average Age (Female)	45.3	43.7	42.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,014	42,196	147,239
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$79,214	\$84,001	\$84,273
Average House Value	\$204,225	\$197,049	\$202,792

* Demographic data derived from 2020 ACS - US Census



BROKER: MARC QUERCIA

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MARC QUERCIA

Licensed Real Estate Salesperson

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PROFESSIONAL BACKGROUND

Marc has been working in the commercial real estate industry since 2006, with professional insights from a background working in general contracting.

His specialty is in representing landlords and leasing of retail and office properties.

A Rochester native, Marc is a graduate of Providence College, and is a Committee Member of the Christie Simonetti Classic Golf Tournament, benefiting the Pirate Toy Fund.

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