Winton Place

3450 Winton Place Rochester (Brighton), NY 14623





AVAILABLE OPPORTUNITIES

FOR LEASE: Neighborhood Shopping Center with multiple spaces/configurations available

» Spaces from 951 SF - 9,315 SF

PROPERTY HIGHLIGHTS

- » Conveniently located 1 mile from I-590 & I-390
- » Signalized access & ample parking
- » Just 2.3 miles from the bustling retail corridor on Jefferson Rd.
- » High Traffic Counts: 21,999 VPD on S. Winton Rd.





JANELL VANEGAS Licensed Real Estate Broker 585.615.1102 (c) Janell@VentureBrokerageGroup.com



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PROPERTY PHOTOS





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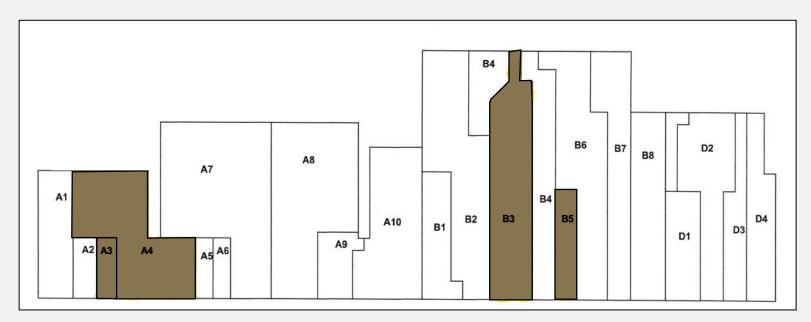
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SITE PLAN



Suite	Tenant	SF	Suite	Tenant	SF
A1	Dorsey Karate	4,311	B2	Dal-Tile	13,467
A2	LuSandra's	1,602	B4	Additional Sequel's Storage	6,600
A3	AVAILABLE	951	B3	AVAILABLE	9,315
A4	AVAILABLE	7,475	B4	Sequel's Storage	14,586
A5	Tailor Cleaners	560	B5	AVAILABLE	1,500
A6	Gem Nails	600	B6	OFC Cafe	12,440
A7	Mlax	8,800	B7	ProSource	11,080
A8	Piano & Organ	7,819	B8	OFC Theater	9,600
A9	Cerame's Italian Villa	3,525	D1	Odasz	4,184
A10	Hoffman's	5,142	D2	Pursuit Performance	10,740
B1	Fox's	4,067	D3	Purple Door	3,489
			D4	Ace Swim & Leisure	10,364

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MARKET AERIAL



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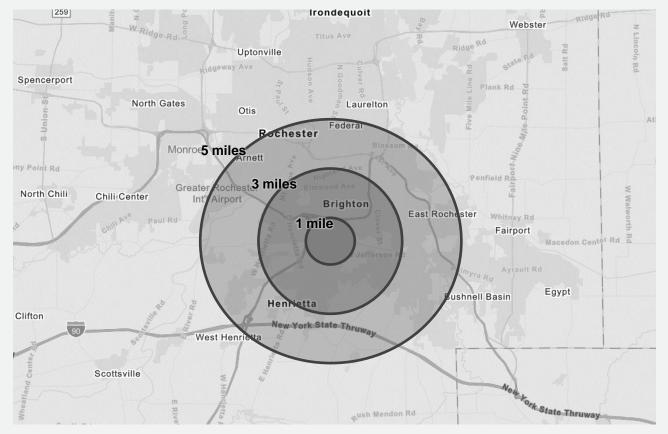
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DEMOGRAPHICS



DEMOGRAPHICSNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	6,131	62,017	208,021
Daytime Population	11,064	104,434	297,145
Households	3,038	26,800	90,933
Average Household Income	\$104,204	\$118,872	\$97,826



3,979 Businesses



82,364 Employees



\$232,722 Median Home Value



41.5 Median Age

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