

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.



FOR MORE INFORMATION, PLEASE CONTACT:



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

Winton Place

3450 Winton Place
Rochester (Brighton), NY 14623

PROPERTY PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:



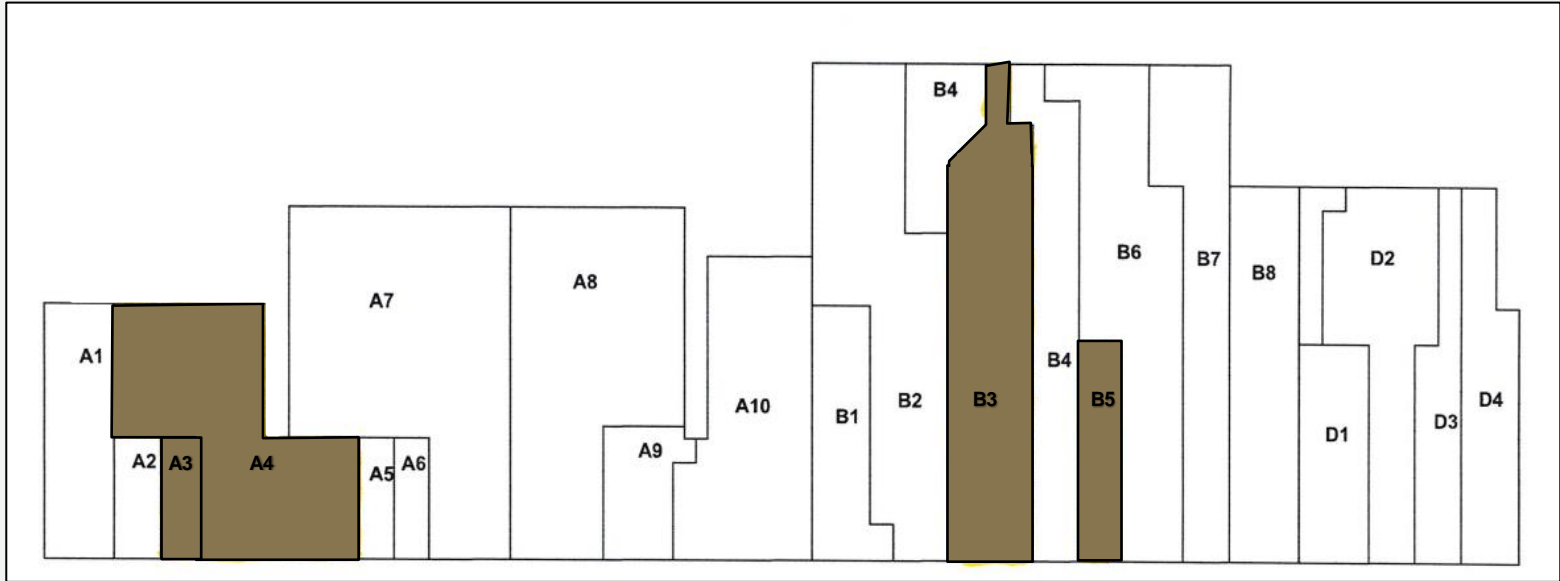
JANELL VANEGAS
Licensed Real Estate Broker
585.615.1102 (c)
Janell@VentureBrokerageGroup.com

Winton Place

3450 Winton Place
Rochester (Brighton), NY 14623



SITE PLAN



Suite	Tenant	SF
A1	Dorsey Karate	4,311
A2	LuSandra's	1,602
A3	AVAILABLE	951
A4	AVAILABLE	7,475
A5	Tailor Cleaners	560
A6	Gem Nails	600
A7	Mlax	8,800
A8	Piano & Organ	7,819
A9	Cerame's Italian Villa	3,525
A10	Hoffman's	5,142
B1	Fox's	4,067

Suite	Tenant	SF
B2	Dal-Tile	13,467
B4	Additional Sequel's Storage	6,600
B3	AVAILABLE	9,315
B4	Sequel's Storage	14,586
B5	AVAILABLE	1,500
B6	OFC Cafe	12,440
B7	ProSource	11,080
B8	OFC Theater	9,600
D1	Odasz	4,184
D2	Pursuit Performance	10,740
D3	Purple Door	3,489
D4	Ace Swim & Leisure	10,364

FOR MORE INFORMATION, PLEASE CONTACT:



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

NEIGHBORHOOD SHOPPING CENTER FOR LEASE

Winton Place

3450 Winton Place
Rochester (Brighton), NY 14623

MARKET AERIAL



FOR MORE INFORMATION, PLEASE CONTACT:



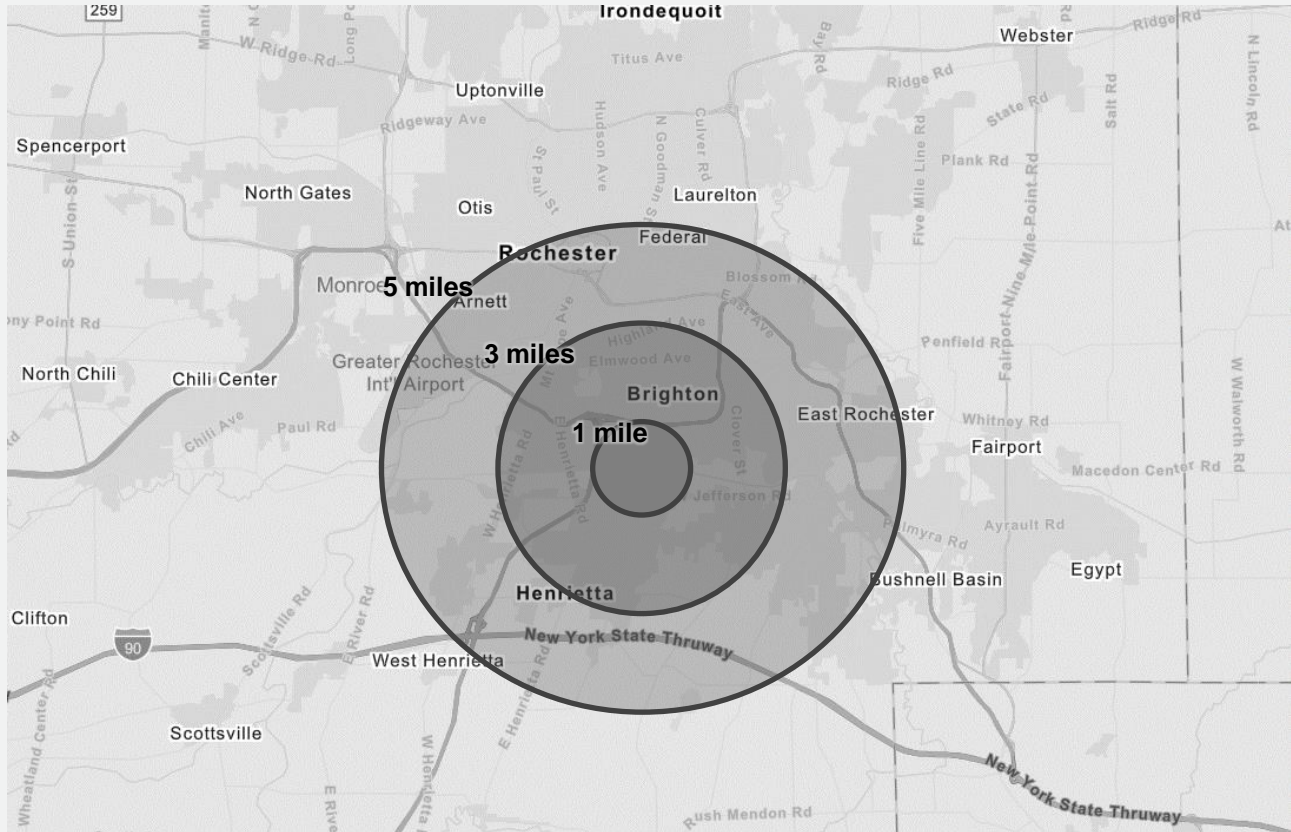
JANELL VANEGAS
Licensed Real Estate Broker
585.615.1102 (c)
Janell@VentureBrokerageGroup.com



Winton Place

3450 Winton Place
Rochester (Brighton), NY 14623

DEMOGRAPHICS



DEMOGRAPHICS SNAPSHOT	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

FOR MORE INFORMATION, PLEASE CONTACT:



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