



OFFERING MEMORANDUM
The Terminal Building (1,000-3,000 SF Retail Space for Lease)

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EXECUTIVE SUMMARY



FOR LEASE
Best Offer

THE TERMINAL BUILDING OVERALL SUMMARY

ADDRESS	65 W Broad St, Rochester, NY 14614
COUNTY	Monroe
BUILDING GLA	70,208 SF
STORIES	8
BUILDING CLASS	B
UNITS	55 Residential

SPACE FOR LEASE DESCRIPTION

Welcome to the Terminal Building, a historic landmark located in the heart of Rochester's bustling downtown business district. We are excited to offer an exceptional retail space for lease, ideal for businesses looking to establish a presence in a prime location with high foot traffic and modern amenities. This beautifully renovated retail space offers approximately 1,000-3,000 square feet of open-concept floor space, exterior signage, high ceilings, exposed brick walls, and large windows that flood the space with natural light. The unique character and charm of the Terminal Building create an ideal backdrop for retailers looking to establish a distinctive brand identity.



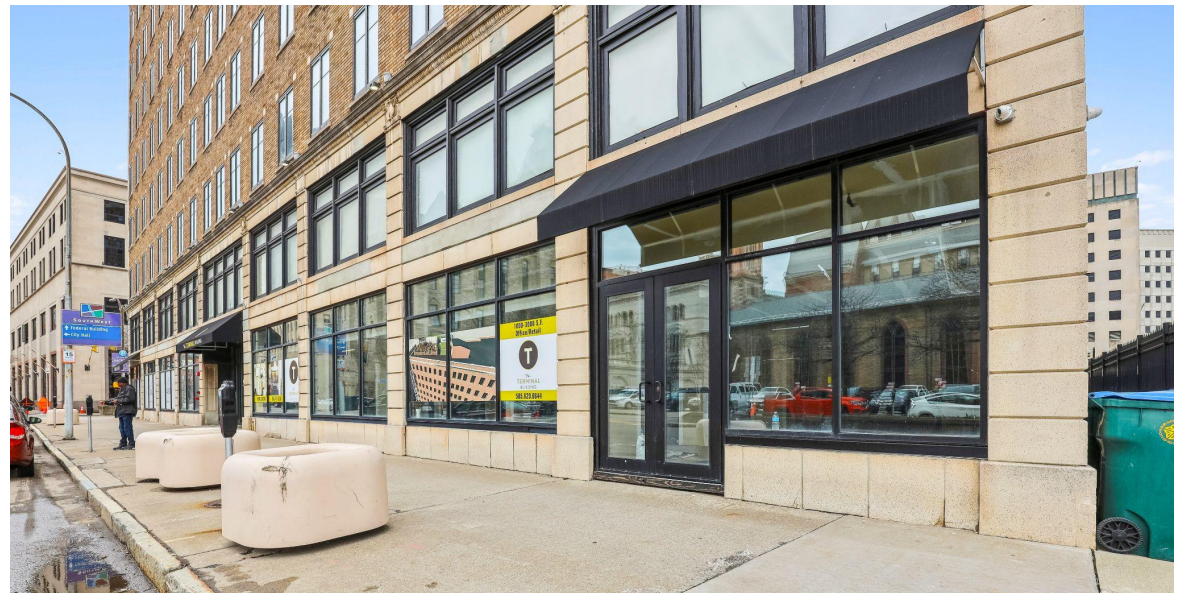
YEAR BUILT
1920/2018



LEASABLE AREA
1,000 - 3,000 SF



TENANCY
Retail/Office

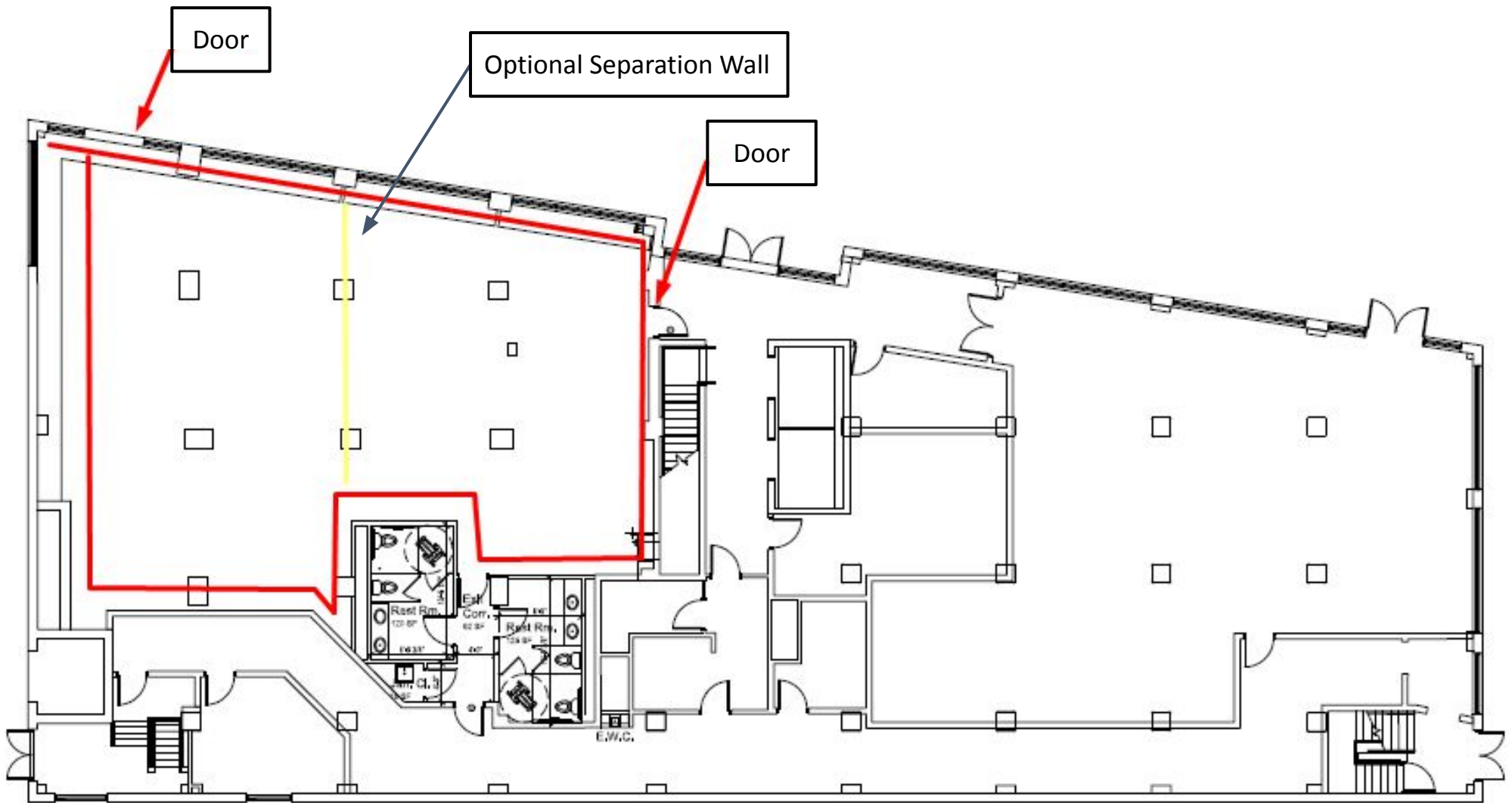


INVESTMENT HIGHLIGHTS

- **Prime Location:** The Terminal Building is located in the heart of Rochester's downtown business district, offering access to a range of high-traffic areas. Including the nearby Blue Cross Arena and Innovative Field. The building's location provides a perfect opportunity for retailers to tap into the city's growing commercial and residential markets.
- **Flexible Lease Terms:** The lease terms for the 1,000-3,000 SF of retail space are competitive and flexible, offering tenants the opportunity to tailor their space to their specific needs. There is also an ability to subdivide the space into separate units. This flexibility makes the building an attractive option for both established retailers and up-and-coming businesses.
- **Retail/Office Usage:** The space can be used for a variety of retail and office uses such as restaurants, cafes, convenience stores, boutique shops, and professional services.
- **High Foot Traffic:** The Terminal Building is situated in an area with high foot traffic, thanks to its proximity to major transportation hubs, shopping centers, and popular tourist attractions. This location ensures that retailers can expect a steady stream of potential customers throughout the day.
- **Strong Local Economy:** Rochester has a strong local economy, driven by a range of industries, including technology, healthcare, and education. This strong economy ensures that retailers in the Terminal Building have access to a stable and growing customer base.
- **Unique Character:** The Terminal Building is a historic landmark and has undergone extensive renovations to ensure it is up to modern standards. The building's unique character and charm make it an ideal location for retailers looking to establish a distinctive brand identity.



FLOOR PLAN



The total leasable area is 3,000 SF but can be divided into separate units (1,000-3,000 SF) with individual entry access depending on the needs for the tenancy. Please reach out to the broker for further details.

AERIAL MAP



AREA OVERVIEW

ROCHESTER, NEW YORK

Rochester, New York is a thriving city located in the western part of the state, boasting a population of over 200,000 residents. It is known for its rich history, cultural diversity, and strong economy, making it an ideal location for commercial real estate investment.

Rochester is home to a variety of businesses and industries, including healthcare, technology, education, and manufacturing. The city is home to several renowned universities, such as the University of Rochester and the Rochester Institute of Technology, which attract a highly skilled workforce and contribute to the area's strong intellectual capital.

The city's strategic location and robust transportation infrastructure make it easily accessible from other major cities in the northeast, including New York City, Boston, and Philadelphia. Additionally, the Greater Rochester International Airport provides direct flights to several major cities across the United States and Canada.

Rochester is a vibrant city with a strong arts and culture scene. It is home to several museums, galleries, and theaters, including the George Eastman Museum, the Rochester Museum & Science Center, and the Eastman School of Music. The city also hosts a variety of festivals and events throughout the year, such as the Rochester Lilac Festival and the Rochester International Jazz Festival, which attract visitors from around the world.

Overall, Rochester offers a highly desirable location for commercial real estate investment, with a strong economy, skilled workforce, and diverse cultural offerings that continue to attract both businesses and residents to the area.



PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2022 Population	21,317	184,338	302,912
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2022 Households	10,305	76,627	127,631
INCOME	1-MILE	3-MILE	5-MILE
Avg HH Income	\$52,803	\$55,560	\$65,268

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