

# BATAVIA COMMONS

415-419 West Main Street  
Batavia, NY 14020

**V**  
**VENTURE**  
BROKERAGE GROUP



Lot lines are approximate

## AVAILABLE OPPORTUNITY

- Up to 10,258 SF inline space for lease (divisible)

## PROPERTY HIGHLIGHTS

- In the heart of Batavia's commercial district
- Primary retail trade area between Buffalo & Rochester
- Convenient access from I-90
- Traffic light access
- Highly visible signage



**V** 2815 Monroe Avenue  
Rochester, NY 14618  
[www.VentureBrokerageGroup.com](http://www.VentureBrokerageGroup.com)

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*Information is correct to be the best of our knowledge but is not guaranteed for accuracy.*

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## PROPERTY PHOTOS

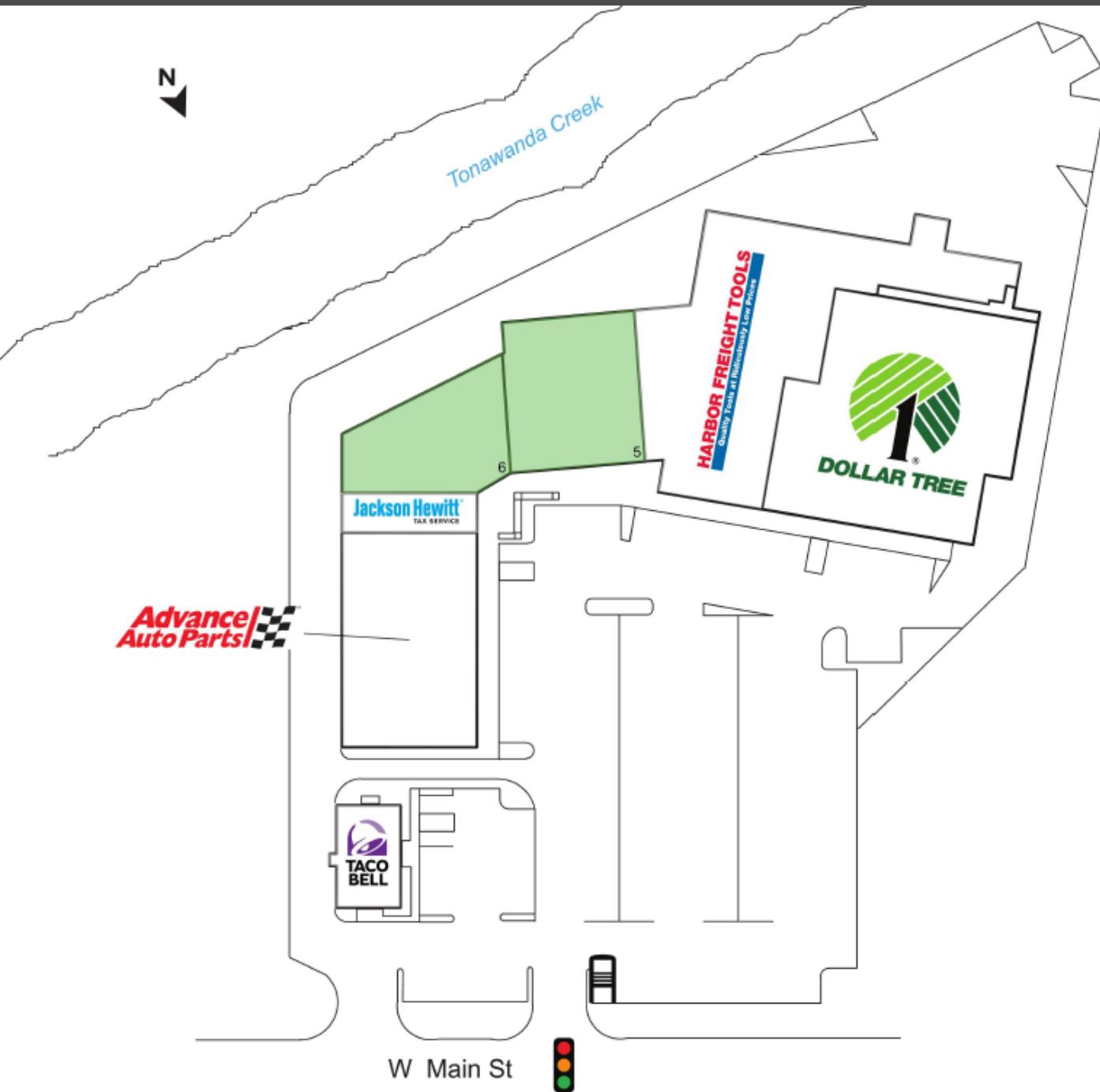


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## SITE PLAN



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## MARKET AERIAL



## DEMOGRAPHIC SNAPSHOT

	1 Miles	3 Miles	5 Miles
Population	5,568	18,325	23,664
Daytime Population	6,815	20,794	25,614
Households	2,339	7,691	9,748
Average Household Income	\$63,610	\$61,761	\$63,947



917  
Businesses



11,805  
Employees



\$101,043  
Median Home Value



41.2  
Median Age

3-Mile Demographics



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