

24 Lee Road

Rochester (Town of Gates), NY 14606



AVAILABLE OPPORTUNITY

- » **FOR SALE/LEASE: \$399,000**
- » **1 multi-family property and 1 commercial property**
- » **2 lots 0.17 acres each (0.34 acres total)**
- » **Two additional properties available as an assemblage**

PROPERTY HIGHLIGHTS

- » **Situated at signalized on/off ramp of Interstate 390 (103,696 VPD) and Route 31 (27,337 VPD)**
- » **Less than 4 miles North (7-minute drive) from Rochester Airport**
- » **0.6 miles from Gateway shopping Plaza with large retailers and storefronts**
- » **Commercial and multi-family zoning**



FOR MORE INFORMATION, PLEASE CONTACT:



JEFFREY DICESARE
Licensed Real Estate Salesperson
585.503.4929(c)
Jeffrey@VentureBrokerageGroup.com

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EXTERIOR PHOTO



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MARKET AERIAL



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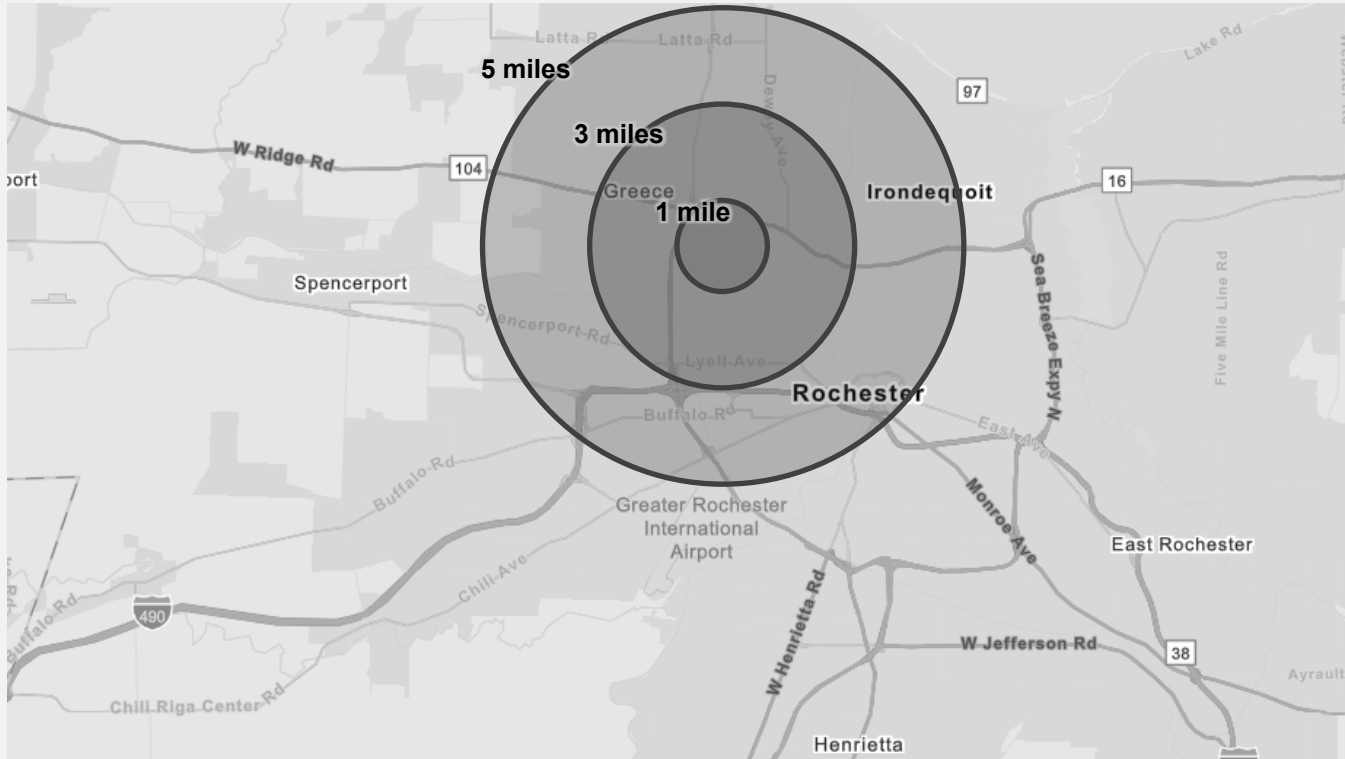


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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	5,200	91,651	257,964
Daytime Population	9,958	107,031	301,434
Households	2,358	38,281	115,356
Average Household Income	\$79,038	\$69,648	\$75,072



3,639
Businesses



60,777
Employees



\$152,405
Median Home Value



37.5
Median Age

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