

FOR LEASE

PROFESSIONAL OFFICE SUITE

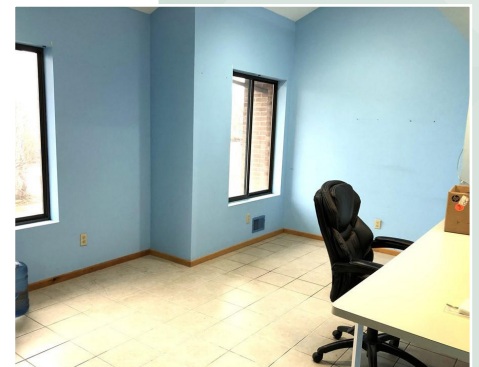
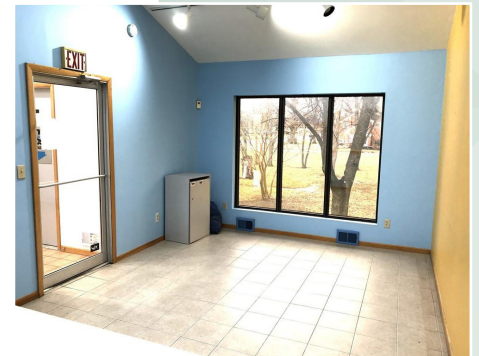
572 Titus Ave, Rochester, NY (West Irondequoit)

Great location across from Wegmans Plaza



FEATURES:

- 1,176 SF office suite on second floor
- Handicap accessible (elevator)
- Three private offices, a large administrative area, a storage/file room, kitchenette and bathroom
- Large customer waiting area
- Large windows with lots of natural light
- Attractive brick building
- 20 car parking lot
- Great visibility near corner of Titus and Hudson across from Wegmans
- Base rent is \$1,200 per month plus \$470 quarterly CAM charges



DEMOGRAPHICS:

	<u>2- Mile</u>	<u>5-Miles</u>
Population:	47,316	274,630
Households:	19,800	117,600
Average HH Income:	\$66,515	\$61,651
Average Daily Traffic Count:	9,616 cars	



217 West Ave, Suite 201, Rochester, NY 14614



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