

2316-2322 Lyell Avenue, Rochester NY 14606

REN

FOR LEASE - RETAIL SPACE & UPPER-LEVEL OFFICE SPACES



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SITE SUMMARY / 2316-2322 Lyell Avenue, Rochester NY 14606

Property Overview

Located on a prime retail corridor, Lyell Avenue, which has high traffic counts of 25,069 vehicles per day. 2316-2322 Lyell Avenue features three (3) retail units on the first floor and three (3) office units. This well positioned building is situated on a bus line, across from Wegmans, and is within close proximity to the ROC airport with easy access to Route 390 & 490. This building is located within a one-mile radius of Delphi, Automotive Systems (GM), Lil Destri, Amazon Warehouse etc. Ideal uses would be Retail or Service Based Businesses.

Property Highlights

- First Floor Retail Unit For Lease - 1,856 SF
- Second Floor (1) Office Unit For Lease - 748 SF
- Over 25k VPD
- Easy access to Route 390-490
- Bus Line
- Close proximity to airport

Available SF

Retail Space - 1ST Floor 1,856 SF

Lease Rate Call for Lease Rate



SOUTHEAST AERIAL / 2316-2322 Lyell Avenue, Rochester NY 14606



237,352
POPULATION (5mi / 2023)



\$83,413
AVG. HH INCOME (1mi / 2023)



31,804
ESTIMATED HH (3mi / 2023)

ROC FREDERICK DOUGLASS
GREATER ROCHESTER
INTERNATIONAL AIRPORT
4 Miles from 2316-2322 Lyell Avenue

Wegmans



390
0.2 Miles to On/Off Ramps



LYELL AVENUE / 25,069 VPD

**RANCHO VIEJO
GATES**



GATES MEMORIAL PARK
(Community Park)

"Memorial Park is a 30-acre park located at 160 Spencerport Road. The park features 3 ball diamonds, 2 football/soccer fields, natural pond, playground, bocce court, and rest rooms. ADA restroom facilities are located inside the building for shelter patrons. An open pavilion is available for rental."
<https://gatescparks.org/default.aspx?id=24>

LYELL AVENUE / 25,069 VPD



Little Caesars Pizza



DOLLAR GENERAL



SPACES FOR LEASE
2316-2322 Lyell Avenue
Property is Adjacent to Rancho Viejo

RANCHO VIEJO GATES