



REN MANAGEMENT GROUP 630 W Ridge Road, Ste 12 Rochester, NY 14615 renmgtgroup.com

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

#### **Property Overview**

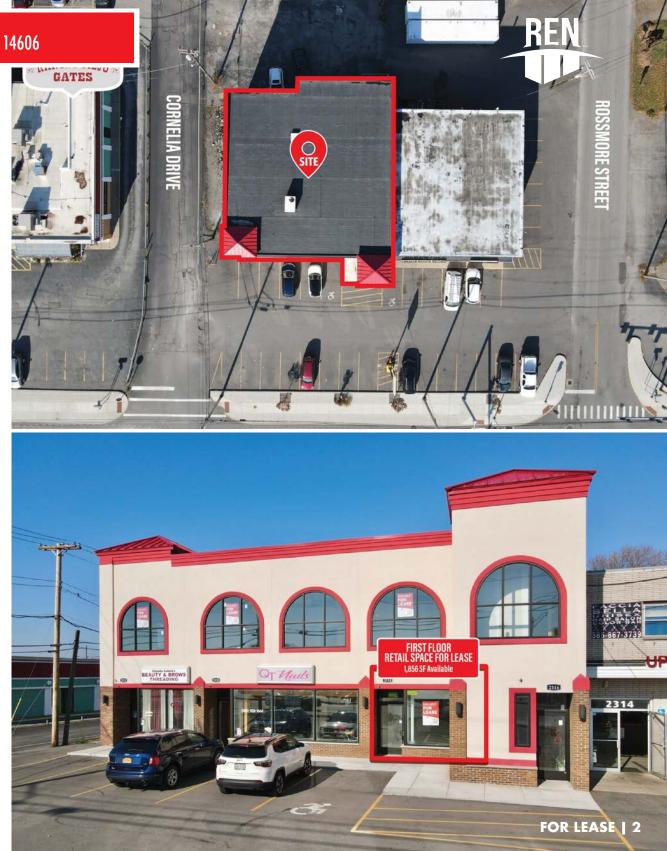
Located on a prime retail corridor, Lyell Avenue, which has high traffic counts of 25,069 vehicles per day. 2316-2322 Lyell Avenue features three (3) retail units on the first floor and three (3) office units. This well positioned building is situated on a bus line, across from Wegmans, and is within 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 – 1 <sup>st</sup> Floor	1,856 SF
Lease Rate	Call for Lease Rate



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



FOR LEASE | 3

# NORTHWEST AERIAL / 2316-2322 Lyell Avenue, Rochester NY 14606

FSI

CHASE O

Great Clips

Little Caesars Piz

#### 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."

S C R

verizon

DOLLAR GENERAL

Acrone

Qunn Wowei

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

SITE

GATES

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