

► CITYGATE PLAZA

1460 LYELL AVE, ROCHESTER, NY 14606

Citygate Plaza is a highly visible retail strip plaza constructed in 2006. The property is located on a heavy commuter and truck route (NY-31) which connects the City of Rochester to Western suburbs. There is ample free parking in both the front and rear of the building.

Anchor Tenants:

- Subway
- Domino's

Current Availabilities:

- 1,490 SF
- 1,240 SF

A site plan follows.



1,240 - 1,490 SF
AVAILABLE



13,637 CARS
DAILY



WEST
SIDE

DEMOGRAPHICS 2015	1 mile	3 miles	5 miles
Population	10,696	120,095	296,071
Daytime Population	21,805	184,664	410,375
Households	4,132	46,237	121,969
Average HH Income	\$41,830	\$42,721	\$51,780
Traffic Count	13,637		



CONTACT COURTNEY JANTO

(585) 287-5850

cjanto@buckprop.com



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PROPERTIES**

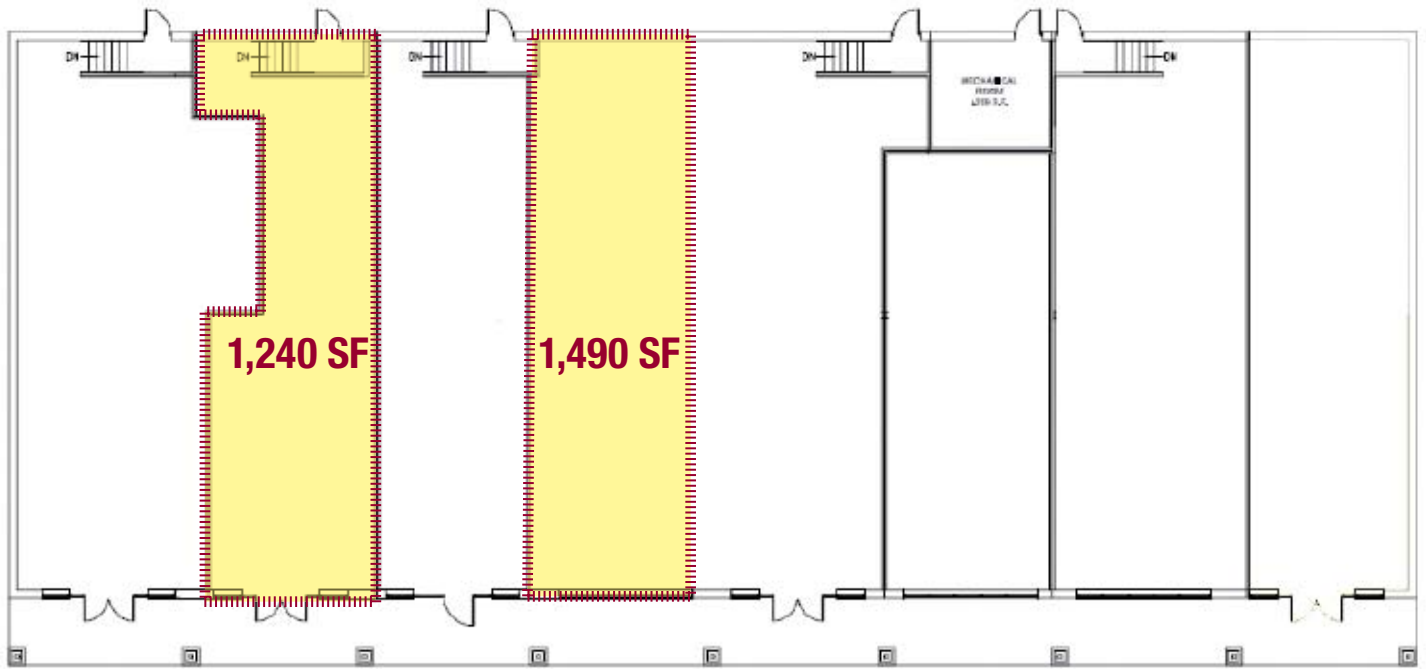
Real Estate...*Reimagined.*

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LYELL AVENUE



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