

7275 NY-96

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Victor, NY 14564



PROPERTY DESCRIPTION

5,000 to 17,000 SF available for lease with 15'-19' clear heights, allowing this space to accommodate a large number of retail concepts, as well as flex or light manufacturing businesses looking for a small retail or showroom space.

LOCATION DESCRIPTION

Located at the corner of NY-96 and Pittsford Victor Rd, this building has excellent visibility along a highly trafficked road connecting the Finger Lakes to Rochester's east side suburbs. With a mere three minute drive time to on/off ramps for I-490 and I-90/NYS Thruway, this property is able to easily serve the Rochester, NY MSA as well as Buffalo, NY and Syracuse, NY MSA.

PROPERTY HIGHLIGHTS

- Endcap Space
- 15'-19' Clear Height
- Sub-divisible to 5,000 SF

SPACES	LEASE RATE	SIZE (SF)
Available Space	Negotiable	17,000

Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com

Adam Rooney
585-250-7175 | Adam@benchmarkra.com
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,000 - 17,000 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Available Space	Available	5,000 - 17,000 SF	NNN	Negotiable	Up to 17,000 available in Q4 2026

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DEMOGRAPHICS	1 MI	2 MI	3 MI	10 MIN
Population				
2025 Estimated Population	1,599	8,803	13,686	18,874
2030 Projected Population	1,622	8,846	13,771	18,764
2020 Census Population	1,489	9,170	14,178	19,055
2010 Census Population	1,093	8,081	12,609	17,139
2025 Median Age	42.9	43.4	45.3	45.7
Households				
2025 Estimated Households	658	3,525	5,645	7,958
2030 Projected Households	676	3,594	5,763	8,020
2020 Census Households	571	3,476	5,578	7,884
2010 Census Households	418	3,004	4,768	6,615
Race and Ethnicity				
2025 Estimated White	90.8%	91.3%	91.3%	89.7%
2025 Estimated Black or African American	1.8%	1.9%	1.7%	2.4%
2025 Estimated Asian or Pacific Islander	3.8%	3.2%	3.1%	2.8%
2025 Estimated American Indian or Native Alaskan	-	-	0.1%	0.1%
2025 Estimated Other Races	3.5%	3.6%	3.8%	5.0%
2025 Estimated Hispanic	4.3%	3.8%	3.9%	4.7%
Income				
2025 Estimated Average Household Income	\$179,086	\$173,545	\$164,565	\$149,513
2025 Estimated Median Household Income	\$130,778	\$143,709	\$134,460	\$108,465
2025 Estimated Per Capita Income	\$73,702	\$69,520	\$67,914	\$63,146
Education (Age 25+)				
2025 Estimated High School Graduate	7.9%	12.7%	14.5%	16.4%
2025 Estimated Some College	9.9%	11.1%	11.8%	13.8%
2025 Estimated Associates Degree Only	8.8%	11.6%	11.8%	10.4%
2025 Estimated Bachelors Degree Only	31.4%	30.2%	28.2%	27.9%
2025 Estimated Graduate Degree	39.2%	30.6%	30.1%	28.4%
2025 Estimated College Educated	89.3%	83.5%	81.9%	80.5%
Business				
2025 Estimated Total Businesses	128	508	831	1,459
2025 Estimated Total Employees	2,007	6,297	10,276	17,482
2025 Estimated Employee Population per Business	15.7	12.4	12.4	12.0
2025 Estimated Residential Population per Business	12.5	17.3	16.5	12.9

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