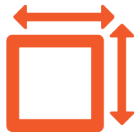


FOR SALE/LEASE

1495 LAKE AVENUE, ROCHESTER, NY 14615



6,426+/-
SF AVAILABLE



30,229
VEHICLES PER DAY



\$895,000
SALE PRICE

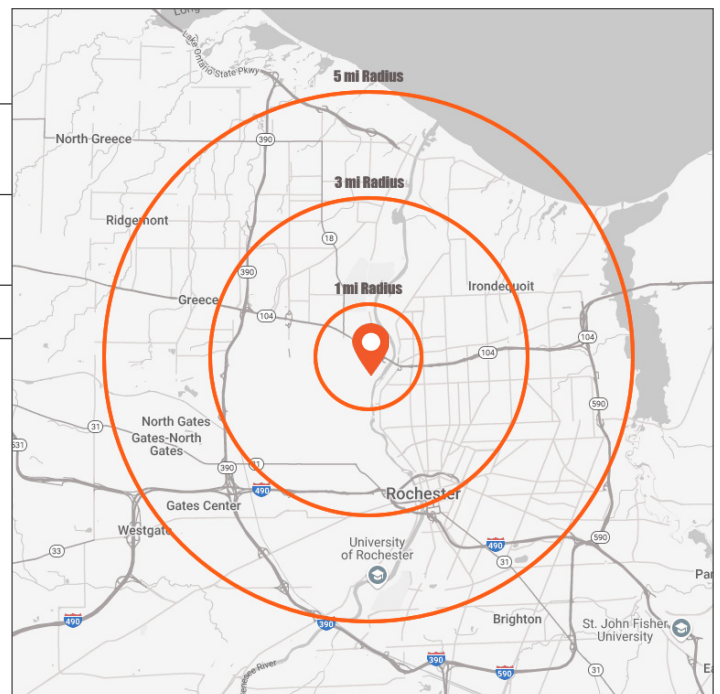
OFFERING SUMMARY

Size	6,426+/- SF
Traffic Counts	Lake Ave: 13,238 / vpd Ridgeway Ave: 16,991 vpd
Sale Price	\$895,000
Lease Price	\$5,000/mo
Parking	40+ Spaces

PROPERTY HIGHLIGHTS

This 6,426 SF building located at the intersection of Lake Ave, Ridgeway Ave & W Ridge Rd presents an exceptional opportunity for retail or office investment.

- Built in 1950 with classic mid-century architectural design
- Fully useable lower-level
- Ample square footage for potential space reconfiguration
- Large windows offer natural light, enhancing interior appeal



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	20,138	144,891	337,708
Median HH Income	\$49,723	\$52,857	\$61,422
Households	8,466	60,673	150,773
Employees	4,454	61,279	133,411

FOR SALE/LEASE

1495 LAKE AVENUE, ROCHESTER, NY 14615



Richard J. Altier, Partner

Licensed Associate Real Estate Broker
M: 585.233.3873 O: 585.454.4500 x 119
raltier@caliberbrokerage.com

Caliber Commercial Brokerage LLC

1657 East Avenue | Rochester, NY 14610
caliberbrokerage.com
585.454.4500