

# FOR SALE

4653 LAKE AVENUE, ROCHESTER, NY 14612

 Caliber  
Commercial Brokerage



**0.43 +**  
ACRES AVAILABLE



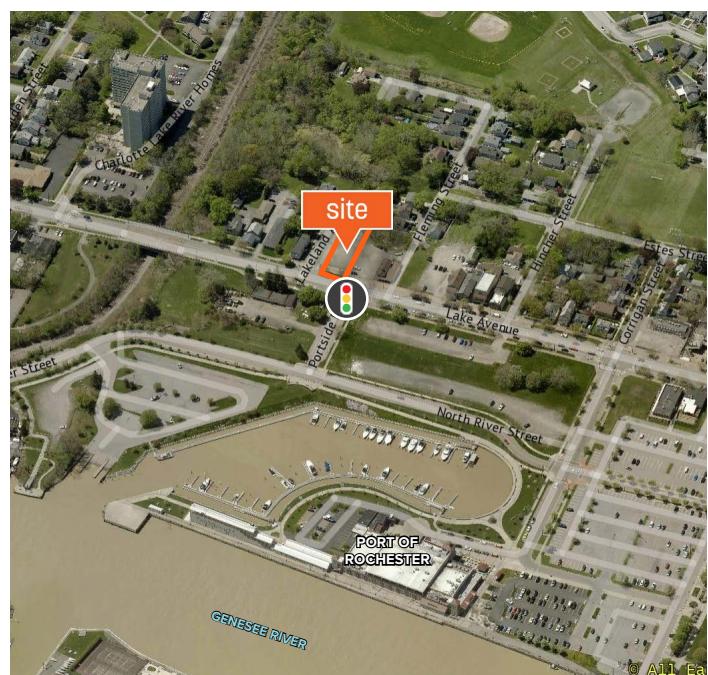
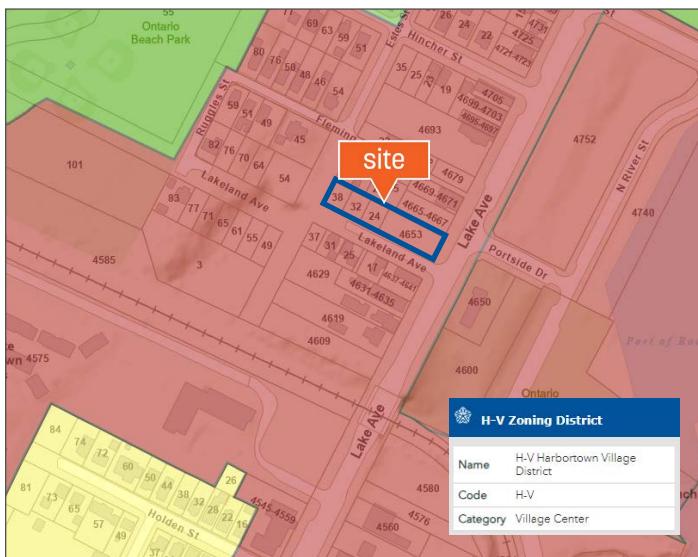
**5,106**  
VEHICLES PER DAY



**\$299,000**  
LIST/LEASE PRICE

## OFFERING SUMMARY

| Property Type  | Land                              |
|----------------|-----------------------------------|
| Lot Size       | 0.43 + Acres                      |
| Lot Dimensions | 62' x 300'                        |
| Traffic Counts | Lake Ave: 5,106 vpd               |
| Zoning         | H-V (Harbortown Village District) |
| List Price     | \$299,000                         |



| DEMOGRAPHICS     | 1 Mile   | 3 Miles  | 5 Miles  |
|------------------|----------|----------|----------|
| Population       | 6,560    | 45,090   | 135,575  |
| Median HH Income | \$63,123 | \$74,499 | \$69,921 |
| Households       | 3,457    | 20,577   | 60,865   |
| Employees        | 1,181    | 6,938    | 31,401   |

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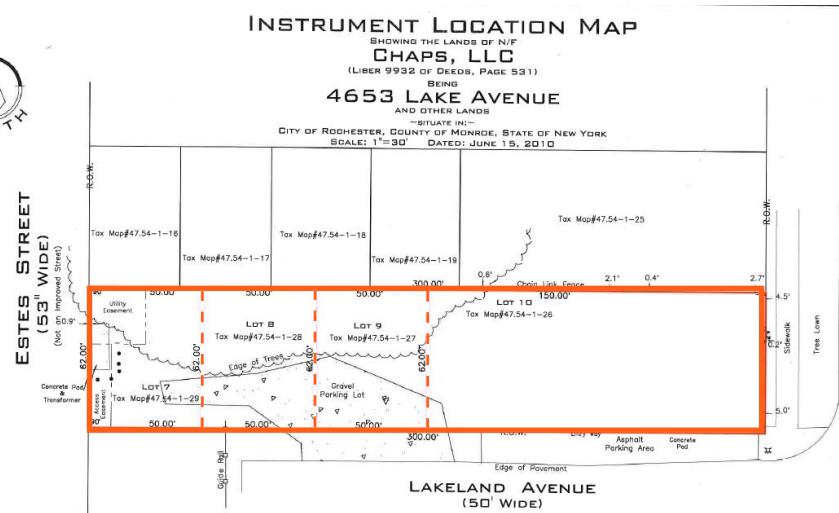
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## PROPERTY HIGHLIGHTS

- 0.43-acre commercial lot
- Build to suit or lease
- Located in Rochester's entertainment and leisure district
- Near revitalized Port of Rochester
- High-visibility frontage on Lake Ave
- Ideal for retail, service, or mixed use
- Easy access to major roads and local amenities



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