

FOR SALE

4653 LAKE AVENUE, ROCHESTER, NY 14612

Caliber
Commercial Brokerage



0.43 ±
ACRES AVAILABLE



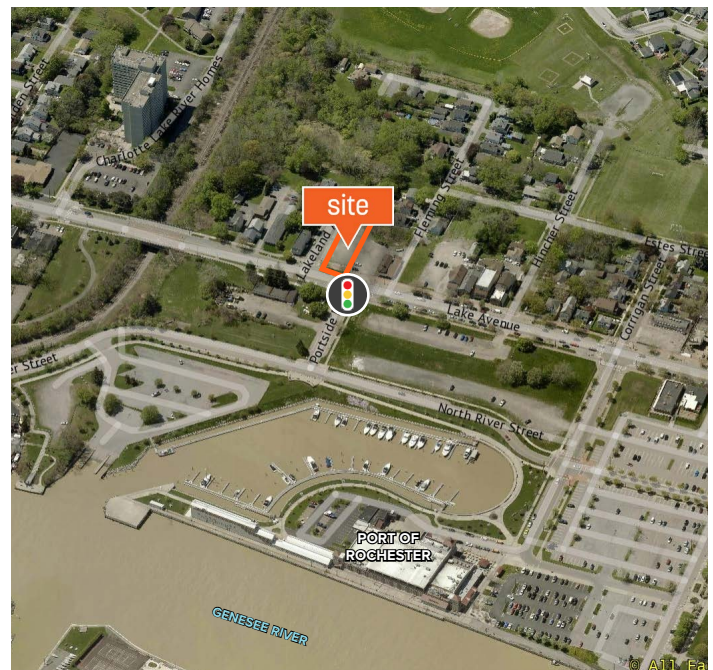
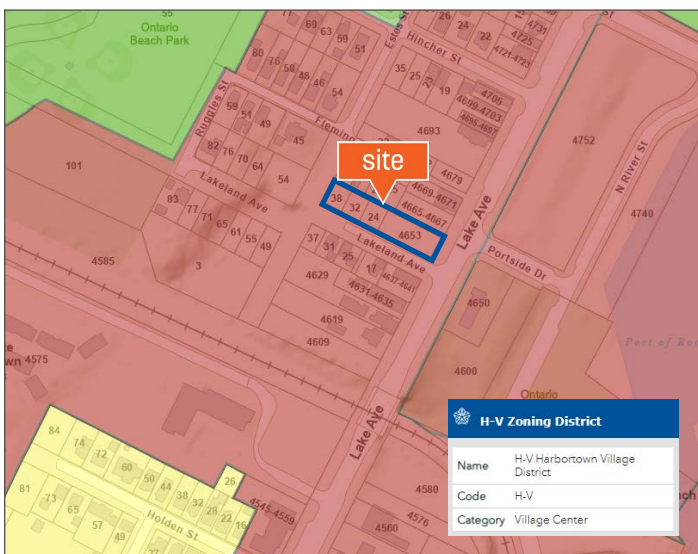
5,106
VEHICLES PER DAY



\$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

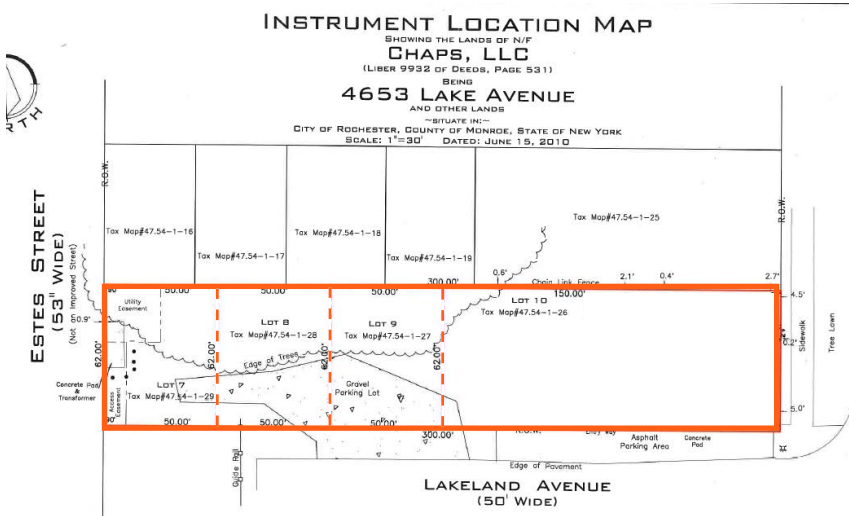
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PROPERTY HIGHLIGHTS

- 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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