

FOR SALE

HUDSON ASSEMBLAGE | ROCHESTER, NY 14621



2.02
ACRES



14,563 VPD
HUDSON AVE



Available
UPON REQUEST

PROPERTY HIGHLIGHTS

- For Investment or Redevelopment
- Three individual lots (1450, 1460 & 1462 Hudson Ave)
- Currently generating income.
- Can be delivered clear of leases.
- Nearby Walmart.
- Direct access to Hwy 104.
- Adjacent to the recently expanded Delta Sonic.

OFFERING SUMMARY

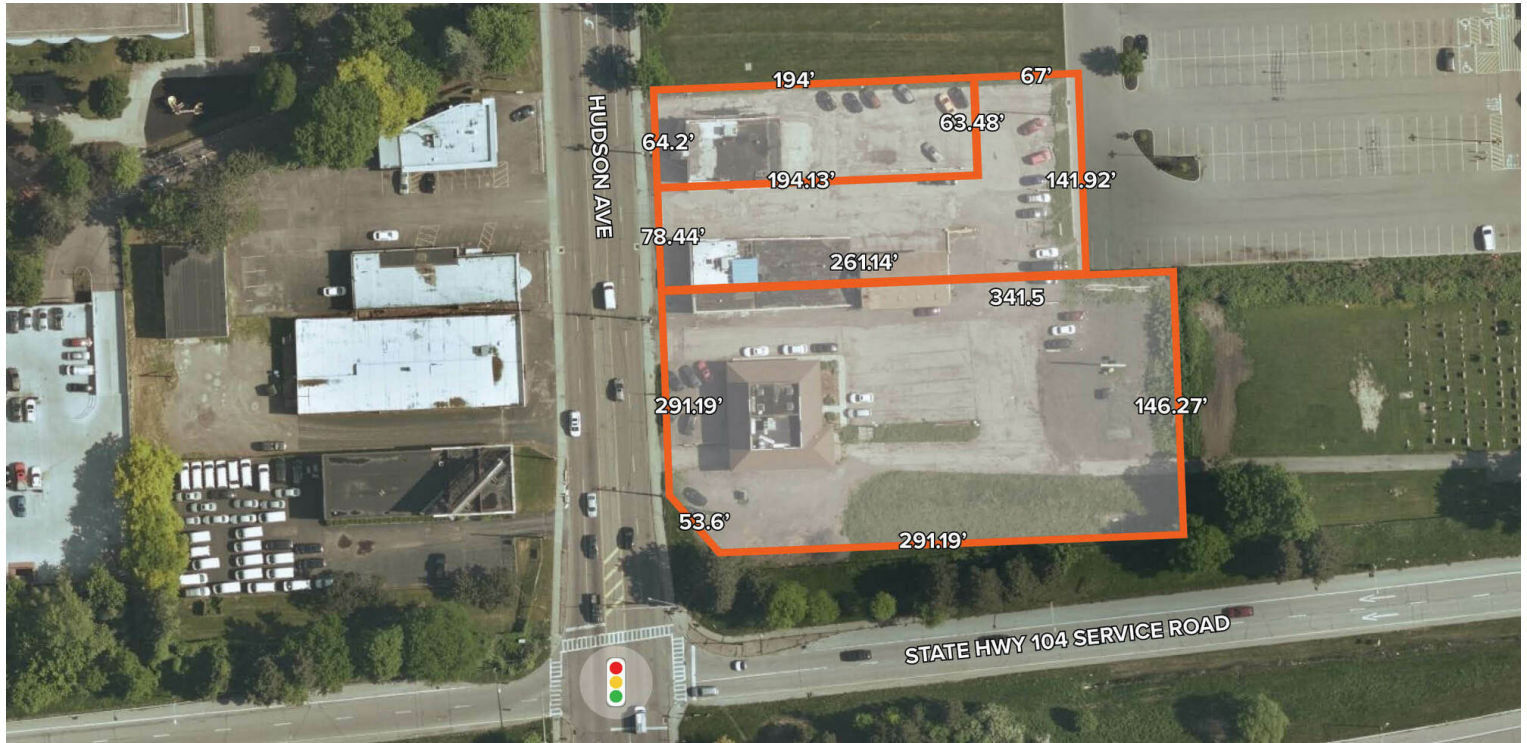
Sale Price:	Available Upon Request
Number of Units:	3
Lot Size:	2.02 Acres
Traffic: Hudson Ave	14,563 VPD
Population w/i 3 mile:	155,182



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1450 HUDSON AVE ROCHESTER, NY 14621

MAPS & AERIALS



JACOB RIVERA

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ADDITIONAL PHOTOS



Address: 1450 Hudson Avenue | Rochester NY 14621
Tenant: Auto Dealership
Square Feet: 5,000 SF
Lot Size: 1.22 Acres



Address: 1460 Hudson Avenue | Rochester NY 14621
Tenant: Mixed Use; Boost Mobile, Auto Garage
Square Feet: 7,000 SF
Lot Size: 0.56 Acres



Address: 1462 Hudson Avenue | Rochester NY 14621
Tenant: Mixed Use; Metro by T-Mobile, Auto Garage
Square Feet: 2,733 SF
Lot Size: 0.29 Acres

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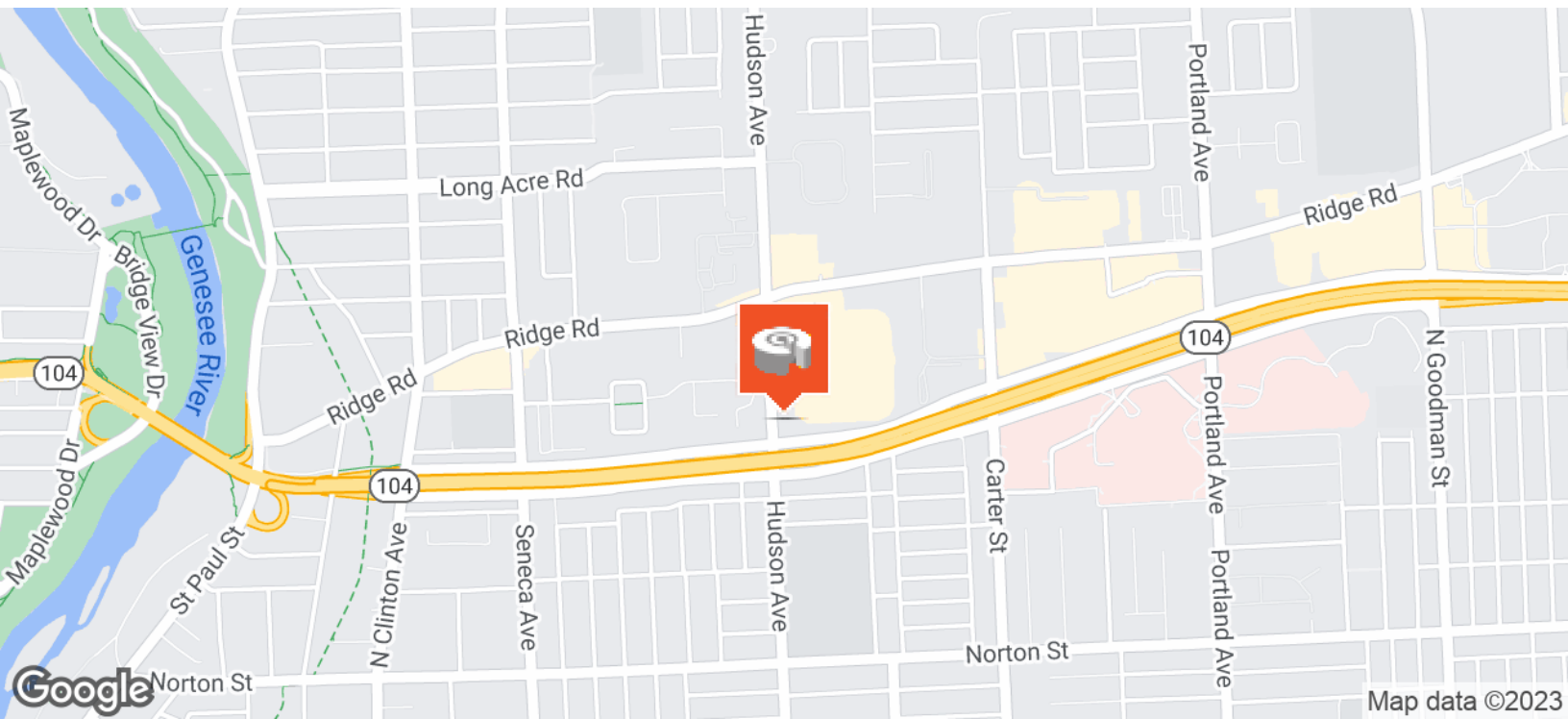
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,427	155,182	315,004
Average Age	37.8	36.0	37.5
Average Age (Male)	35.9	34.4	35.9
Average Age (Female)	39.2	37.8	39.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,777	73,206	151,239
# of Persons per HH	2.3	2.1	2.1
Average HH Income	\$43,737	\$49,831	\$57,790
Average House Value	\$69,794	\$82,716	\$108,607

* Demographic data derived from 2020 ACS - US Census

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