



**FOR SUBLEASE**

**1,341 ± SF AVAILABLE | PRIME RETAIL W/ DRIVE UP WINDOW**

**EXCLUSIVE CONTACT**

**Jonathan Maurer**

**Real Estate Salesperson**

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# 1,341 ± SF AVAILABLE

## Property Highlights

- Prime retail location across from Wegmans Lyell Ave commercial corridor.
- 1,341 SF end cap with pick up window lane, newly constructed
- Excellent visibility with strong daily traffic and steady consumer draw
- Surrounded by national retailers, local shops, restaurants, and neighborhood services
- Ideal for retail, service, boutique fitness, medical, or quick-serve concepts
- Strong, stable trade area with consistent demand and long-term growth potential

## Significant Major Tenants



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# 14 Spencerport Road Demographic Summary and Location Map



**74,277**  
**POPULATION**  
*Within 3 Miles*

**236,822**  
**POPULATION**  
*Within 5 Miles*



**\$76,970**  
**AVG. HH INCOME**  
*Within 3 Miles*

**\$79,260**  
**AVG. HH INCOME**  
*Within 5 Miles*



**30,873**  
**HOUSEHOLDS**  
*Within 3 Miles*

**100,427**  
**HOUSEHOLDS**  
*Within 5 Miles*



**37.9**  
**MEDIAN AGE**  
*Within 3 Miles*

**36.8**  
**MEDIAN AGE**  
*Within 5 Miles*



