

2368-2394 Lyell Avenue, Rochester NY 14606



FOR LEASE | In-Line Retail Availabilities & Out Parcel Building



**LYELL HOWARD
COMMONS**
Shopping Center



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SITE SUMMARY / 2368-2394 Lyell Avenue, Rochester NY 14606



Property Overview

Howard Commons Plaza is located at a heavily traveled intersection that contains many high profile national and local tenants. There is a signalized intersection to and out of the center. Easy access to 390/490. Some of the major retailers nearby are Aldi Supermarket, Wegmans, Verizon, McDonald's, Taco Bell, Little Caesar's etc. Four available units from 1,733 SF to 3,500 SF. Please call for leasing rates.



SUITE 11 | Interior

Property Highlights

- Heavily Trafficked Intersection
- Several national chains along Lyell Avenue
- Anchor Tenant Center
- Signage Available
- Three different entryways to the center

Available SF

Suite 10 - 1,958 SF
Suite 11 - 1,418 SF
Suite 12 - 1,733 SF
Suite 16 - 3,500 SF

Lease Rate

Contact Broker



FREESTANDING OUT PARCEL / 2368-2394 Lyell Avenue, Rochester NY 14606



Building Overview

Excellent Retail Out Parcel Visibility situated along Lyell Avenue, a heavily trafficked intersection. Across the street from Wegmans Supermarket. Near major retailers Dollar Tree, Aldi Supermarket, Burger King, Jersey Mike's, Family Dollar, etc. Located in Howard Commons Plaza. Easy access to 390/490.

Building can be subdivided to 1,000 SF & 2,500 SF.

Available SF

Suite 16
1,000 - 3,500 SF

Lease Rate

Contact Broker

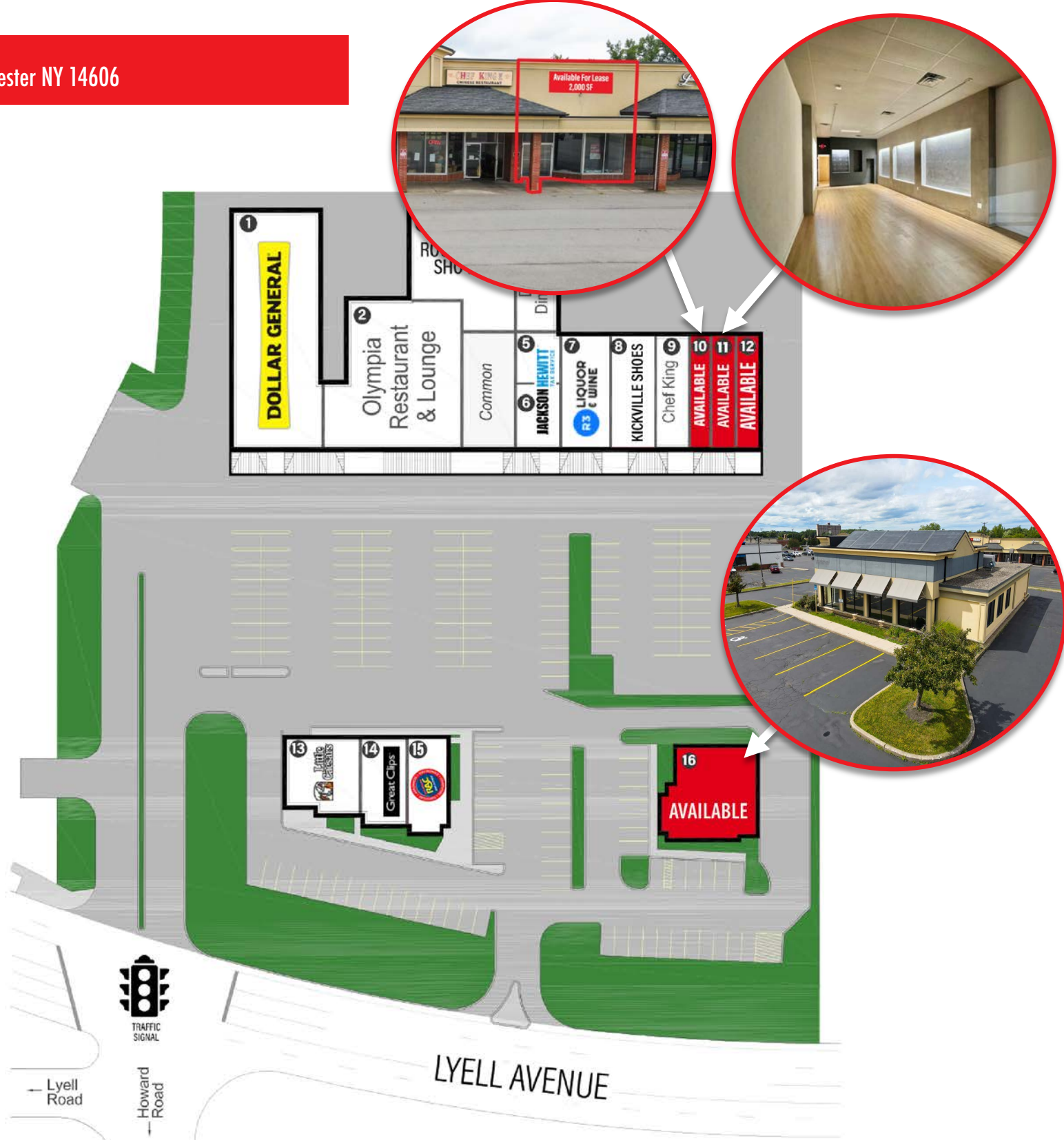


SITE PLAN / 2368-2394 Lyell Avenue, Rochester NY 14606

TENANT INDEX

1	DOLLAR GENERAL	9,000 SF
2	OLYMPIA RESTAURANT & LOUNGE	5,000 SF
3	ROCHESTER SHO LIN TRAINING & ACADEMY	3,500 SF
4	DANCE DIMENSIONS	4,400 SF
5	JACKSON HEWITT TAX (2nd)	1,200 SF
6	JACKSON HEWITT TAX	1,600 SF
7	R3 LIQUOR & WINE	4,300 SF
8	KICKVILLE SHOES	3,500 SF
9	CHEF KING CHINESE RESTAURANT	1,744 SF
10	AVAILABLE	1,958 SF
11	AVAILABLE	1,418 SF
12	AVAILABLE	1,733 SF
13	LITTLE CAESARS	1,750 SF
14	GREAT CLIPS	1,290 SF
15	RENT-A-CENTER	3,000 SF
16	AVAILABLE	3,500 SF

■ AVAILABLE SPACES



SOUTHEAST AERIAL / 2368-2394 Lyell Avenue, Rochester NY 14606




237,352
POPULATION (5mi / 2023)



\$83,413
AVG. HH INCOME (1mi / 2023)



31,804
ESTIMATED HH (3mi / 2023)

 **FREDERICK DOUGLASS
GREATER ROCHESTER
INTERNATIONAL AIRPORT**
4 Miles from Lyell Howard Commons



Wegmans



**INTERSTATE
390**
0.2 Miles to On/Off Ramps


FerrisAgency
The Ferris Price Around

LYELL AVENUE / 25,069 VPD

**RANCHO VIEJO
GATES**

SITE
**LYELL HOWARD
COMMONS**
Adjacent to Parking Lot



GATES MEMORIAL PARK

(Community Park)

"Memorial Park is a 30-acre park located at 160 Spencerport Road. The park features 3 ball diamonds, 2 football/soccer fields, natural pond, playground, bocce court, and rest rooms. ADA restroom facilities are located inside the building for shelter patrons. An open pavilion is available for rental!"

<https://gatescparks.org/Default.aspx?id=24>



LYELL AVENUE / 25,069 VPD

Great Clips
Little Caesars Pizza
RBC

DOLLAR GENERAL

SITE
Stand-Alone Space
3,500 SF

RANCHO VIEJO GATES