

COMMERCIAL SPACE FOR LEASE IN THE VILLAGE OF PITTSFORD

25 S. Main Street

Rochester, NY (Village of Pittsford) 14534



AVAILABLE OPPORTUNITY

- » FOR LEASE
- » 2,796 SF 2-story carriage house
- » Construction ready
- » Situated in the rear of mixed-use commercial building on 0.18 acres

PROPERTY HIGHLIGHTS

- » Located in the heart of the Village of Pittsford, one of Monroe County's most sought after historic & walkable commercial districts
- » Just steps from the Erie Canal and canal-side restaurants & shops; surrounded by boutique retail, professional offices, salons, cafes and upscale dining
- » 4 private parking spaces, in addition to street & public parking available
- » Ideal for office, retail or restaurant uses!



FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS
Licensed Real Estate Broker
585.615.1102 (c)
Janell@VentureBrokerageGroup.com

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PROPERTY PHOTOS



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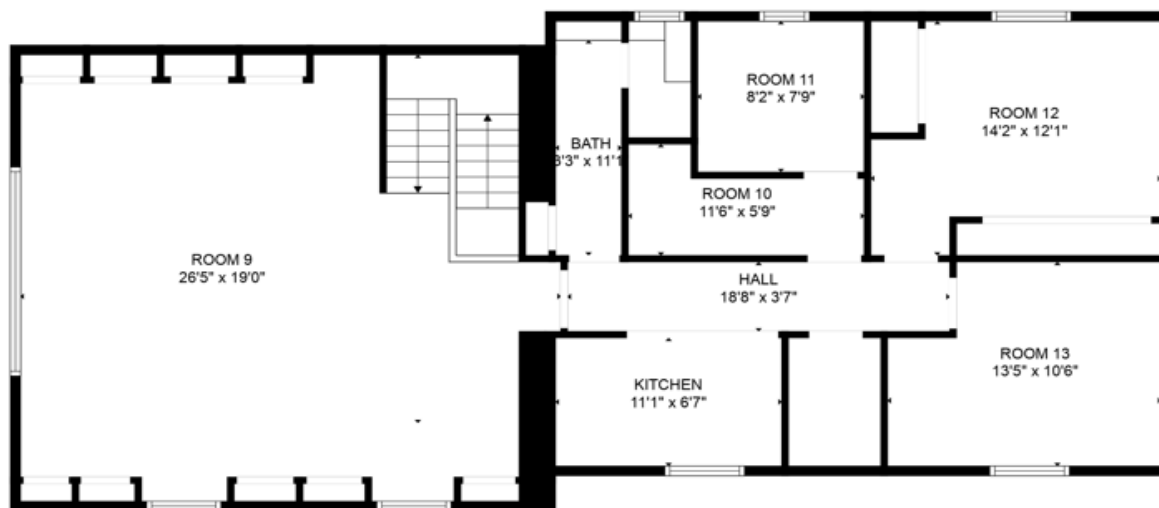
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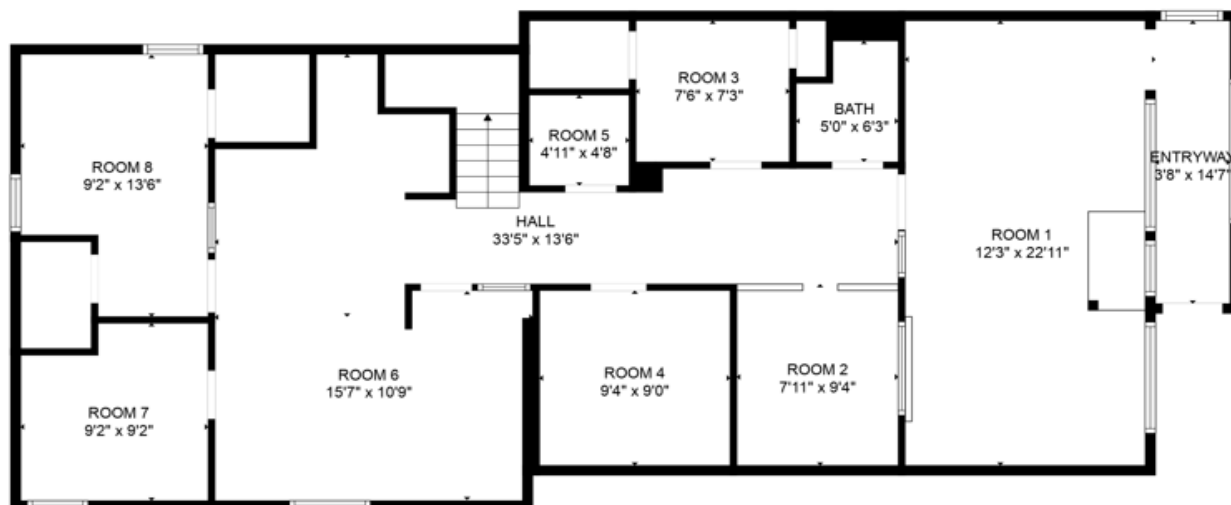
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FLOOR PLAN



FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 1324 sq. ft, FLOOR 2: 1281 sq. ft
TOTAL: 2605 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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MARKET AERIAL



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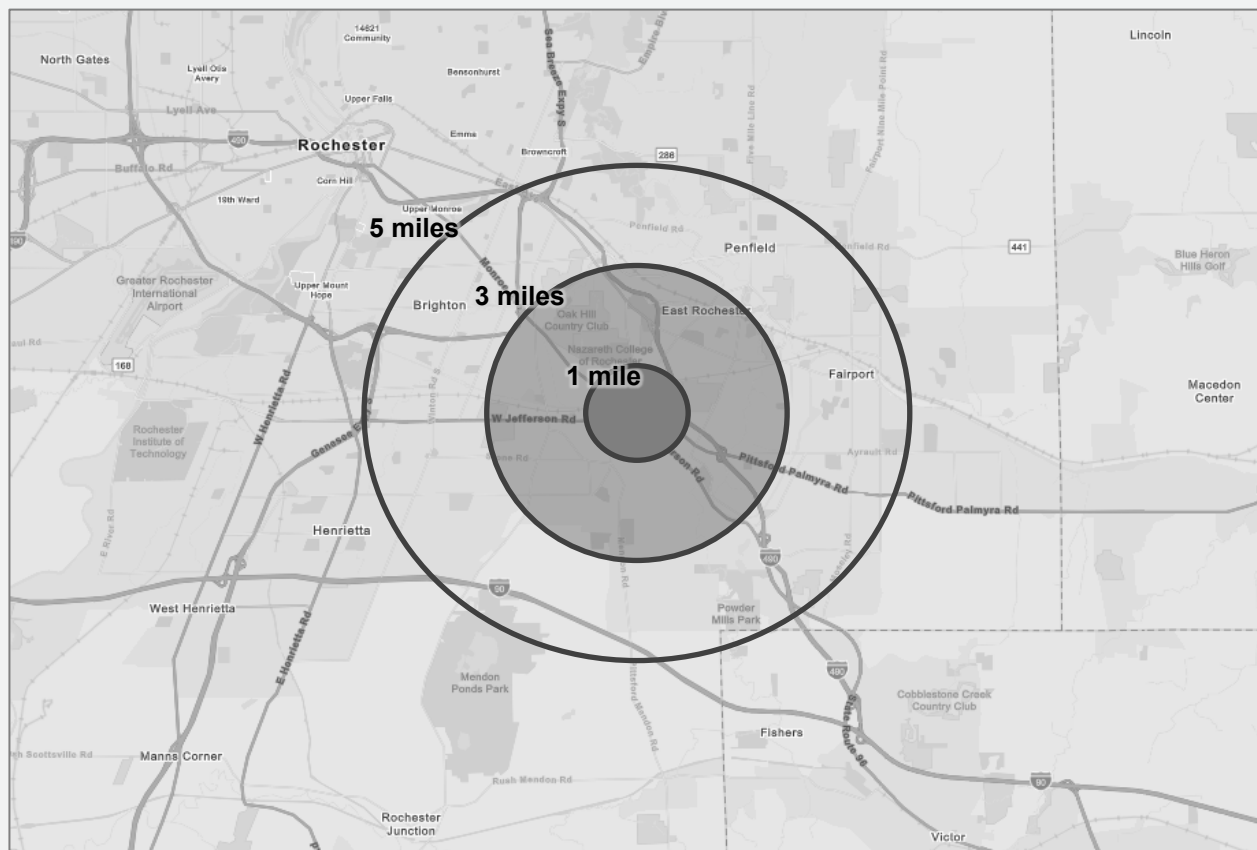
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DEMOGRAPHICS



| DEMOGRAPHIC SNAPSHOT | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| Total Population | 5,055 | 49,042 | 143,226 |
| Daytime Population | 7,053 | 53,757 | 161,101 |
| Households | 1,856 | 20,138 | 62,510 |
| Average Household Income | \$173,724 | \$148,623 | \$135,225 |



7,249
Businesses



130,336
Employees



\$283,561
Median Home Value



44.0
Median Age

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