

FOR LEASE

Retail & Light Industrial Space

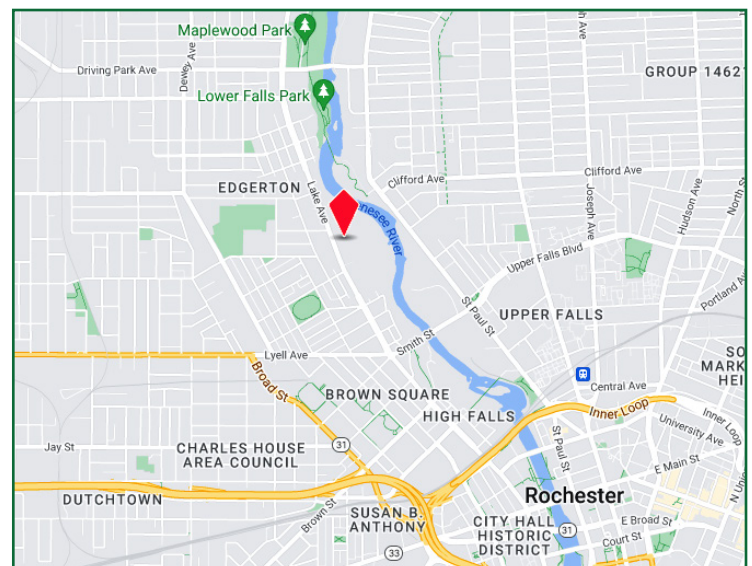
340 Lake Ave, Rochester, New York 14608



This 2,800 SF retail/light industrial space is located in a favorable commercial C-3 zone allowing a variety of permitted uses including: day-care, animal hospital, retail sales & service, personal training, cannabis consumption lounge, vehicle sales and service, banquet facility, warehouse, and many others uses. The space has a 9 feet ceiling, an 8-foot grade-level drive-in door, air-compressor lines, an exhaust fan for a paint booth, and a center floor drain. Gas and electric is separately metered and paid by tenant. Water is paid by landlord. It also has an 18 ft. x 26 ft. shed and parking for about 15 cars. The space is part of a 24,000 SF plaza. Tenants in the plaza include: a health care provider, pharmacy, University of Rochester Medical Lab, used car auto sales & service, sign shop, and a retail counter tops store.

PROPERTY HIGHLIGHTS:

- 2,800 SF retail/light industrial space
- C-3 zone allowing a variety of permitted uses
- 9 ft. ceilings
- 8 ft. grade-level drive-in door
- Additional 18 ft. x 26 ft. shed
- Parking for about 15 cars
- Lease rate \$5.50 per/SF, modified gross



217 West Ave, Suite 201, Rochester, NY 14614



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.



Paul Schiliro
Real Estate Salesperson

585.703.0079

PaulSchiliro@HannaCRE.com

FOR LEASE

Retail & Light Industrial Space

340 Lake Ave, Rochester, New York 14608



5 MILE DEMOGRAPHICS



POPULATION
329,880



DAYTIME EMPLOYEES
245,248



HOUSEHOLDS
139,775



AVERAGE HH
INCOME
\$67,273

HANNA
COMMERCIAL REAL ESTATE

217 West Main St, Suite 201, Rochester, NY 14614



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.



Paul Schiliro
Real Estate Salesperson

585.703.0079

PaulSchiliro@HannaCRE.com