

FOR LEASE

453 W COMMERCIAL ST, EAST ROCHESTER, NY 14445



UP TO 14,000 +
SF AVAILABLE



12,883
VEHICLES PER DAY



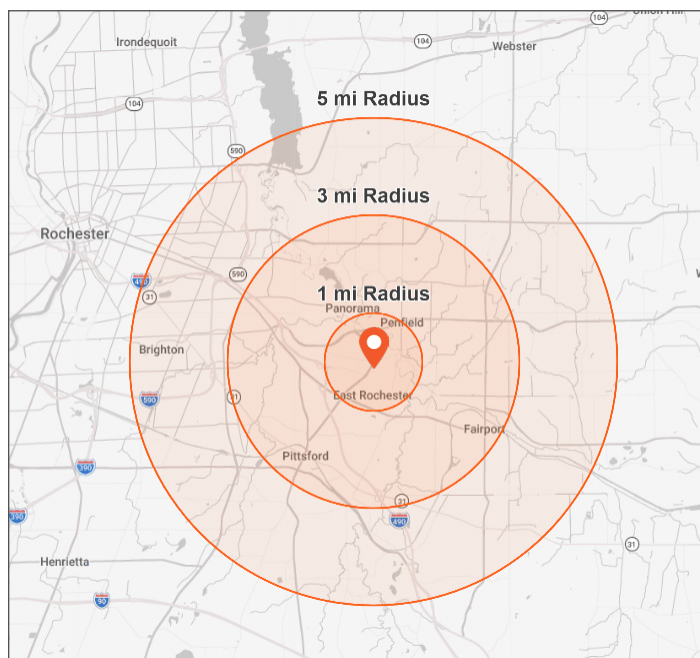
\$12.00 NNN
LEASE RATE

OFFERING SUMMARY

Property Type	Retail/Industrial/Flex/Warehouse
Available Space	Up to 14,000 ± SF
Traffic Counts	W Commercial St: 12,883/ vpd
Parking	100 Spaces
Lease Type	NNN
Lease Rate	\$12.00 PSF (\$2.35 NNN)

PROPERTY HIGHLIGHTS

- Business Downsizing - Retail and warehouse space available, flexible leasing
- 250 feet of frontage on W Commercial St
- Dense East Rochester trade area with steady demand
- Join Dollar General, high-traffic national retailer
- Immediate access off I-490
- Near TSE and Tim Hortons generating strong daily traffic



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	8,751	58,329	152,203
Median HH Income	\$74,514	\$98,812	\$106,367
Households	4,143	25,146	66,713
Daytime Population	9,594	44,791	111,315

