



550 Latona Rd
Rochester, NY 14626



Table of Contents

04	Investment Offering
05	Demographics
07	Floor Plan
08	Site Plan
09	Area Map
10	Flaum Info







For Lease

550 Latona Rd - Overview

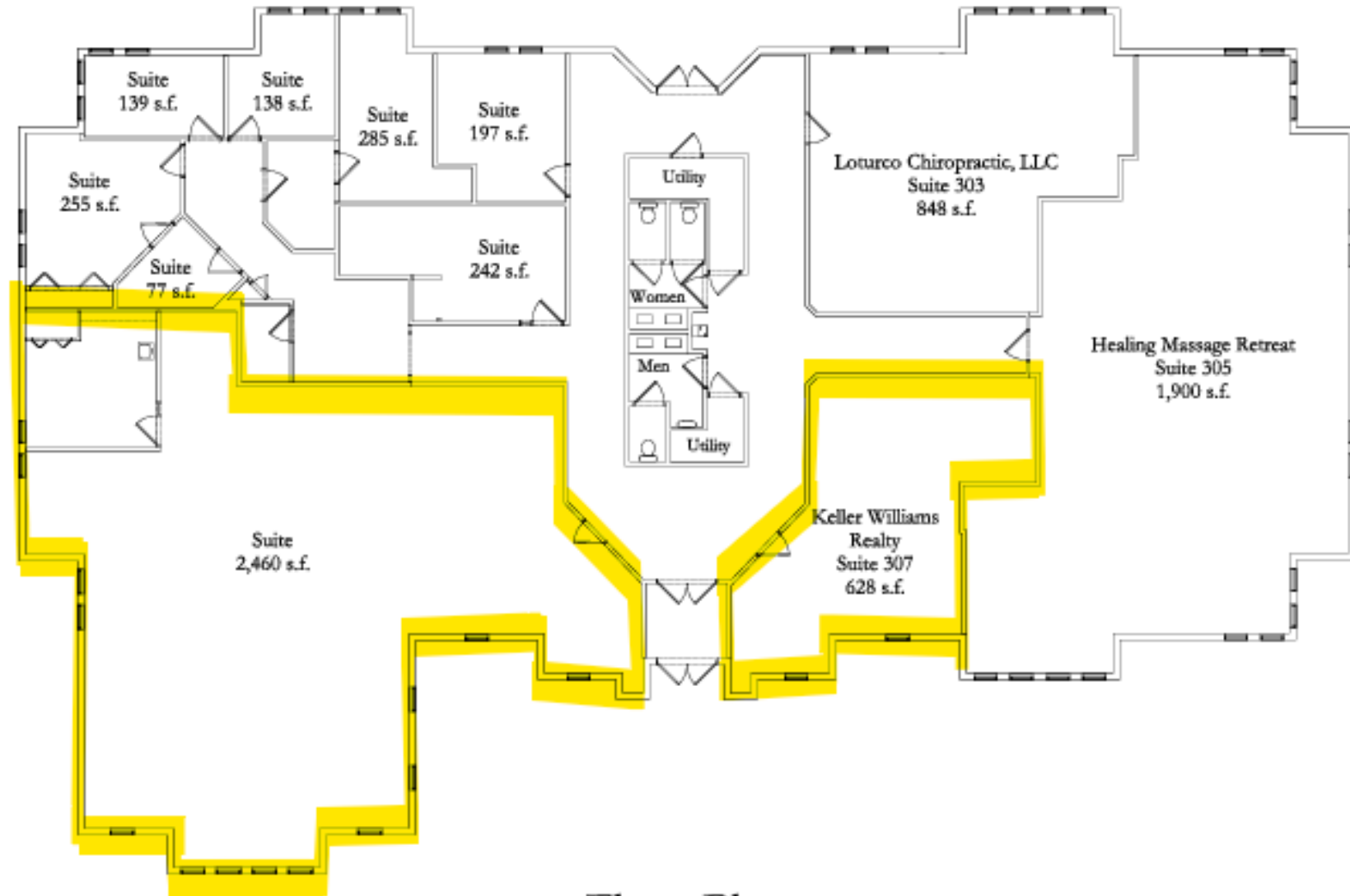
Property Type:	Office
Available Space:	#301 - 2,460 SF #307 - 628 SF
Land Acres:	7.63 AC
Parking:	40
Building Size:	7,328 SF
Year Built:	1980
Floors:	1
Class:	B

Demographics

		3 miles	5 miles	10 miles
	Population	91,791	252,309	533,554
	Households	40,120	106,191	230,001
	AVG HH Income	\$82,058	\$82,157	\$95,412
	Median Age	39.2	38.5	38.8

DEMOGRAPHICS	3 miles	5 miles	10 miles
Total Businesses	2,619	7,351	17,522
Total Employees	34,484	91,067	232,220
Occupation Types			
Business/Management	6,008	15,682	38,626
Professional	10,916	28,806	78,231
Service	9,162	24,652	48,707
Sales/Office	8,834	22,663	49,367
Farming/Forestry	31	150	290
Construction/maintenance	2,808	7,392	16,227
Production/Transportation	5,982	15,175	28,883
White Collar Workers	25,757	67,151	166,225
Blue Collar Workers	17,983	47,369	94,107
Labor Force			
Labor Population	73,989	202,423	439,313
Total Males	34,647	96,837	219,371
Total Females	39,332	105,586	219,942
Unemployment	2.4%	3.0%	2.8%

Floor Plan



Floor Plan

Scale: $\frac{1}{16}" = 1'-0"$

Site Plan



Area Map





Pete Gillett
Associate Real Estate Broker

At Flaum Management, our best-in-class property management team in Rochester, NY has successfully executed development in all facets of real estate throughout the Northeast. But we take the most pride in developing relationships: nurturing business, witnessing growth, and embracing the wide-ranging assets of our region's commercial landscape.



400 Andrews Street #500, Rochester, NY 14604

585.546.4866

www.flaummgmt.com

