

FOR LEASE

HARDWOOD COMMONS

569 -571 LYELL AVE, ROCHESTER, NY 14606



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CALIBER COMMERCIAL BROKERAGE, LLC

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PROPERTY SUMMARY

Hardwood Commons | 569-571 Lyell Avenue, Rochester, NY 14606

PROPERTY HIGHLIGHTS

- 35,000 +/- SF Retail Space
- Up to 100 parking spaces
- 7 dock-high loading doors
- Former Save-A-Lot & Family Dollar Spaces
- Generous tenant improvement packages available
- Lease rate negotiable
- Join national co-tenants: Dunkin', and AutoZone



PROPERTY SUMMARY

Property Address 569 Lyell Ave, Rochester, NY 14606

County Monroe

MSA Rochester, NY

Property Type Retail

Space Available 17,000 ± SF & 17,900 ± SF

Traffic Counts Lyell Ave: 36,419 vpd

Parking 100 Spaces

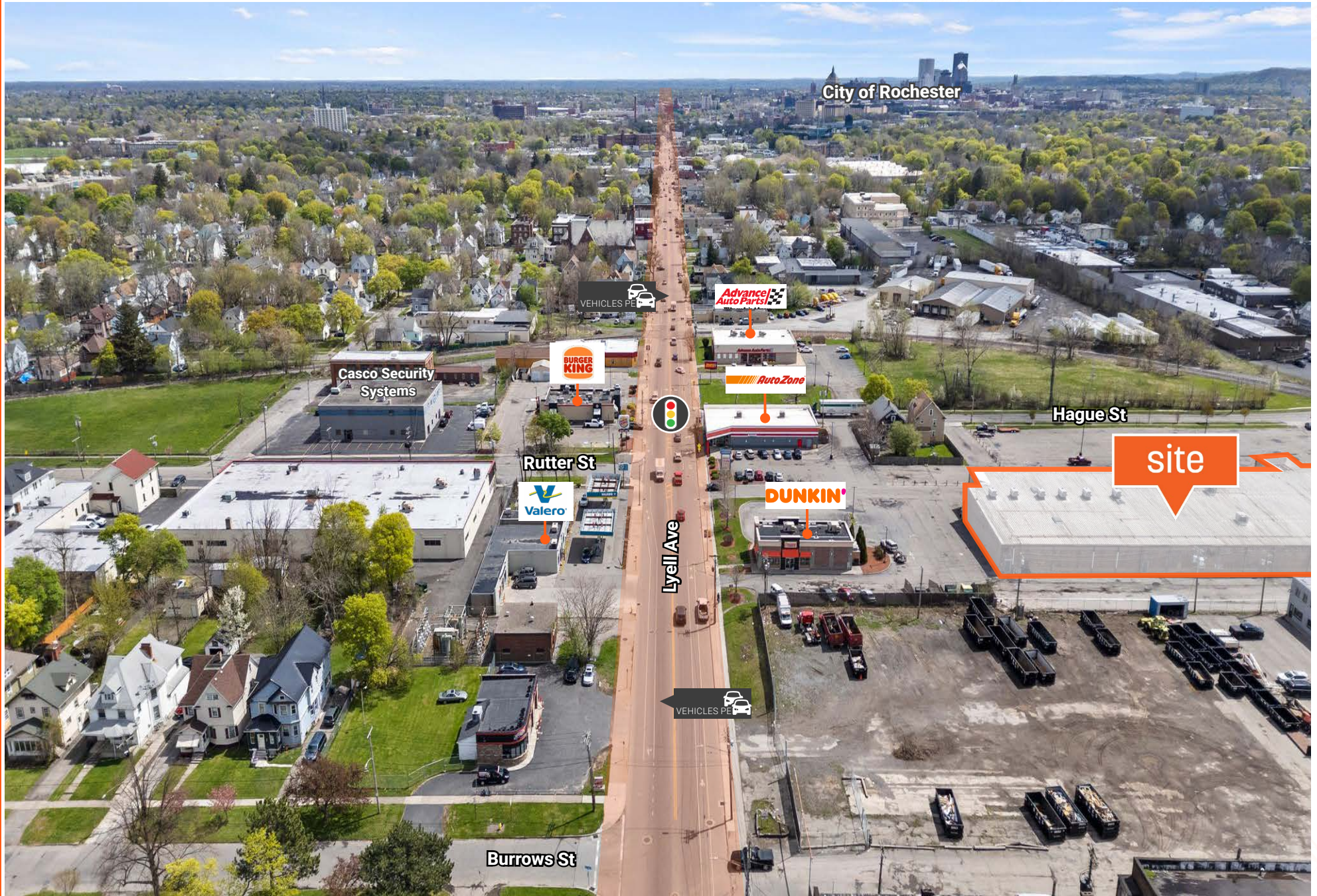
Lease Price Upon Request

LOCATION DESCRIPTION

Hardwood Commons is strategically located along Lyell Avenue in Rochester, NY, offering excellent visibility and access within a well-established retail corridor. Positioned just minutes from I-390 and Route 104, the property serves as a convenient connection between surrounding residential neighborhoods and key commercial destinations. The area is supported by strong daily traffic counts, nearby national retailers, and a dense population base, making it an ideal location for a variety of retail and service-oriented uses.

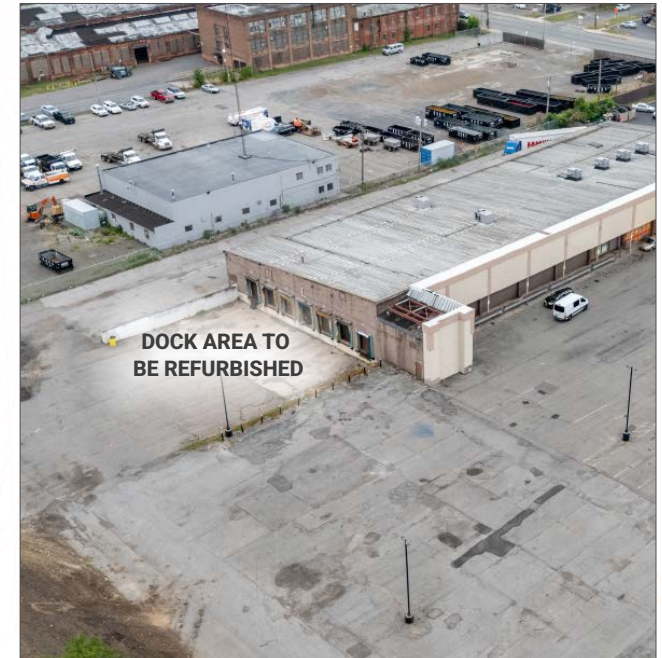
BIRDS-EYE AERIAL

Hardwood Commons | 569-571 Lyell Avenue, Rochester, NY 14606



PROPERTY PHOTOS

Hardwood Commons | 569-571 Lyell Avenue, Rochester, NY 14606



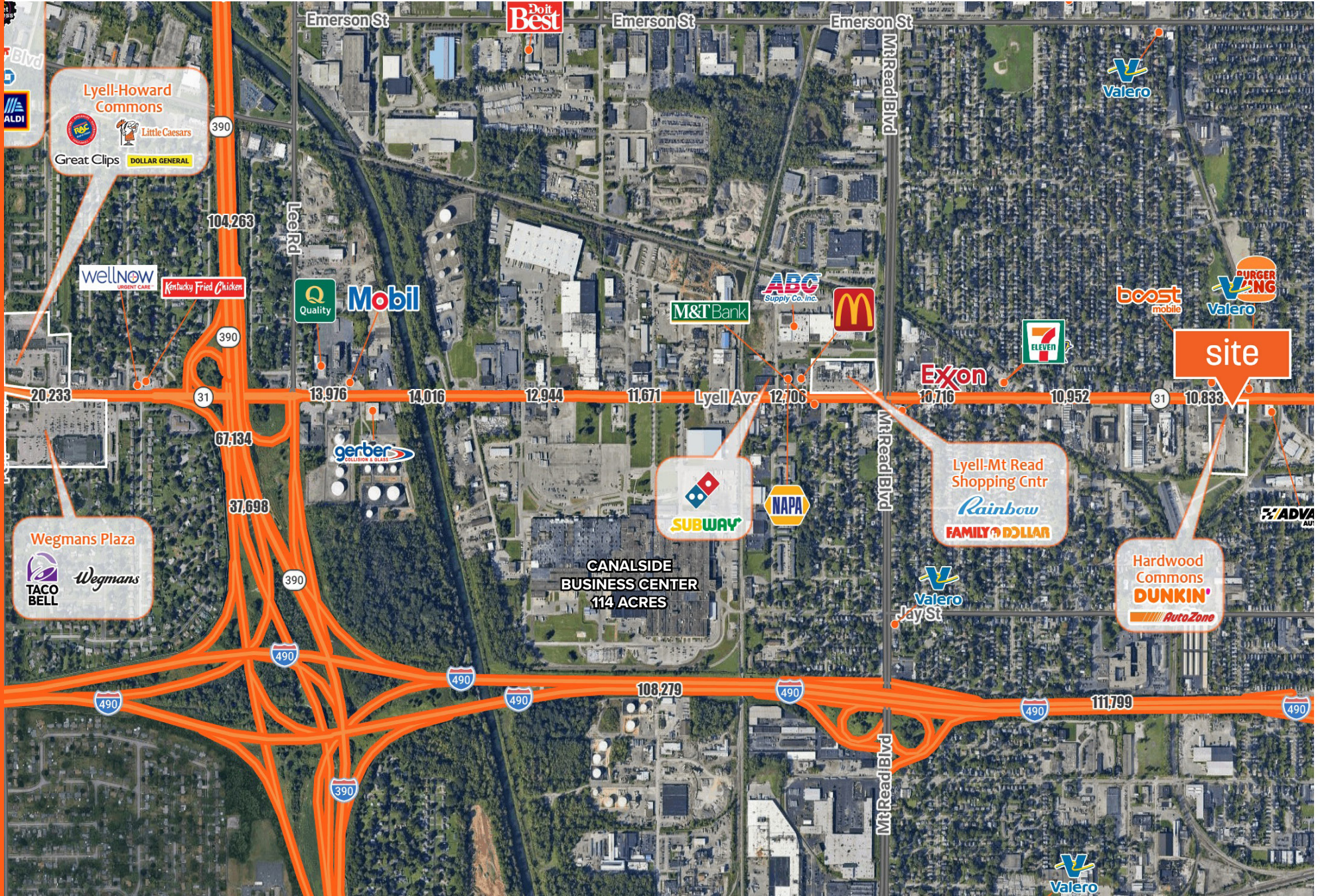
SITE AERIAL

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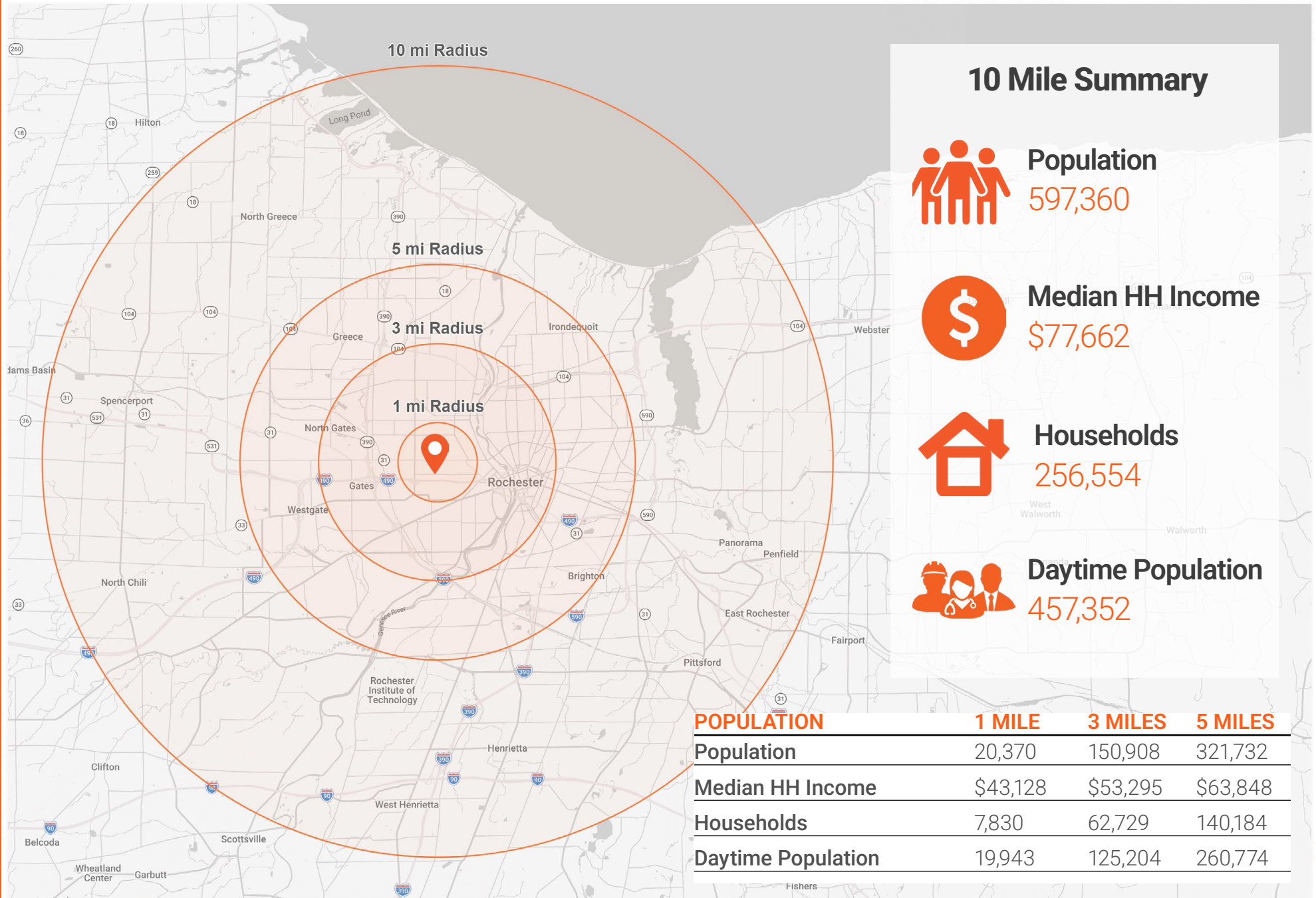
MARKET AERIAL

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DEMOGRAPHICS SUMMARY

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Exclusively Represented By:

Jacob Rivera, Partner

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