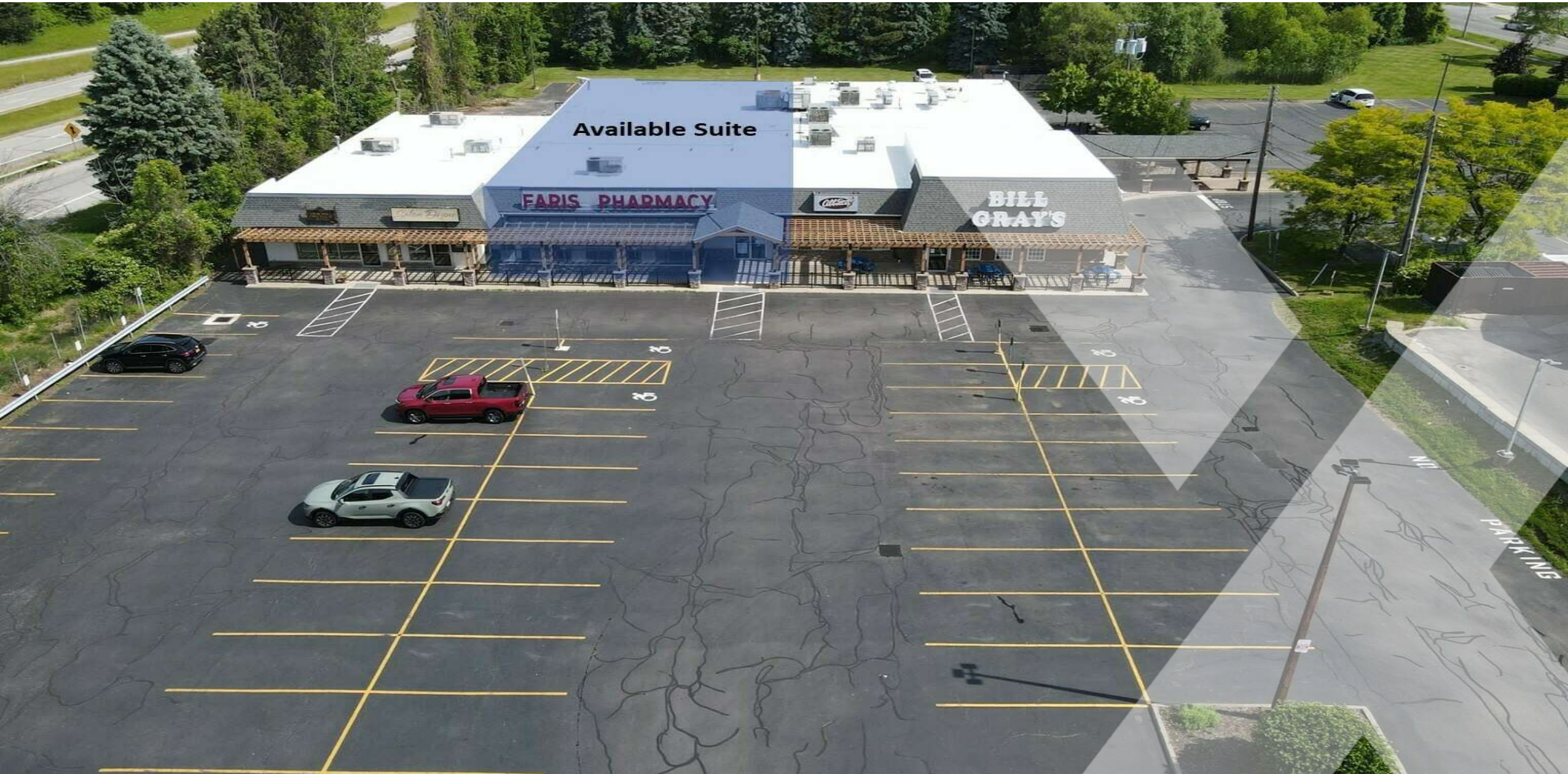




2050 Latta Rd

Rochester, NY 14612



eXp Commercial | 165 Broadway Suite 23rd Floor | New York, NY 10006 |

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FOR LEASE | 2050 Latta Rd

Rochester, NY 14612



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	17,380 SF
Available SF:	7,247 SF
Lot Size:	3.37 Acres
Number of Units:	4
Year Built:	1982
Zoning:	BR Business District
Market:	Rochester
Submarket:	Greece
Traffic Count:	23,360

PROPERTY OVERVIEW

Discover a rare leasing opportunity with this 7,247 SF retail/office suite in a bustling neighborhood strip center at 2050 Latta Rd in Greece, NY. Anchored by beloved Rochester institutions—Bill Gray's restaurant and Abbott's Frozen Custard—this site draws a loyal customer base, making it an ideal location for retailers looking to capture intense foot traffic and brand visibility.

Situated along Latta Rd, with a remarkable 23,000+ AADT, the suite benefits from prime visibility and traffic light access, ensuring a seamless customer flow. The site has over 160 parking spaces and ample room for high-volume retail operations. Located in Greece, the most populated town in the Rochester area, this strip center offers retailers a strategic advantage in reaching a vast, engaged local market.

Join this vibrant retail hub, capitalize on the established draw of two iconic brands, and tap into the strong community engagement that defines Greece, NY. Reach out today for more information on making this exceptional suite your business's next thriving location.

PROPERTY HIGHLIGHTS

- Ample Parking
- Traffic Light Access
- 23,000+ AADT
- Over 200K Site Visits Per Year (Placer ai)

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	7,247 SF	Lease Rate:	\$16.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION	VIDEO
■ Suite 2	7,247 SF	NNN	\$16.00 SF/yr	This 7,247 SF suite, formerly occupied by Ferris Pharmacy, offers a spacious, open floor plan in vanilla box condition, ready for a new tenant's customization. With an impressive 52 feet of frontage, the suite ensures high visibility for any brand. The bright and adaptable interior layout is ideal for retail, fitness, office, or specialty shops looking to capitalize on a ready-made customer base in this popular neighborhood center. Ample natural light and a blank-slate interior make this space a prime opportunity for a business looking to establish or expand its brand.	View Here

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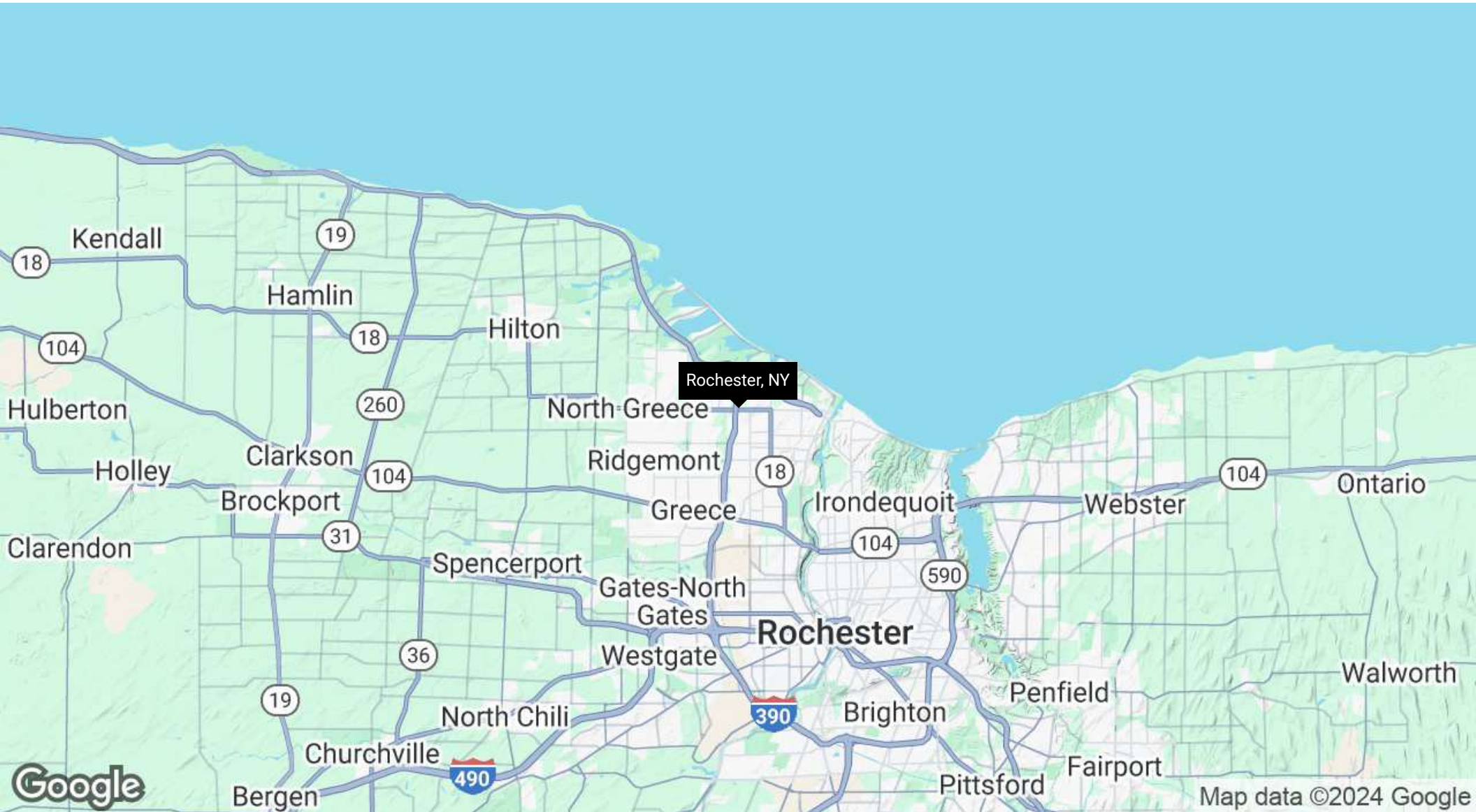
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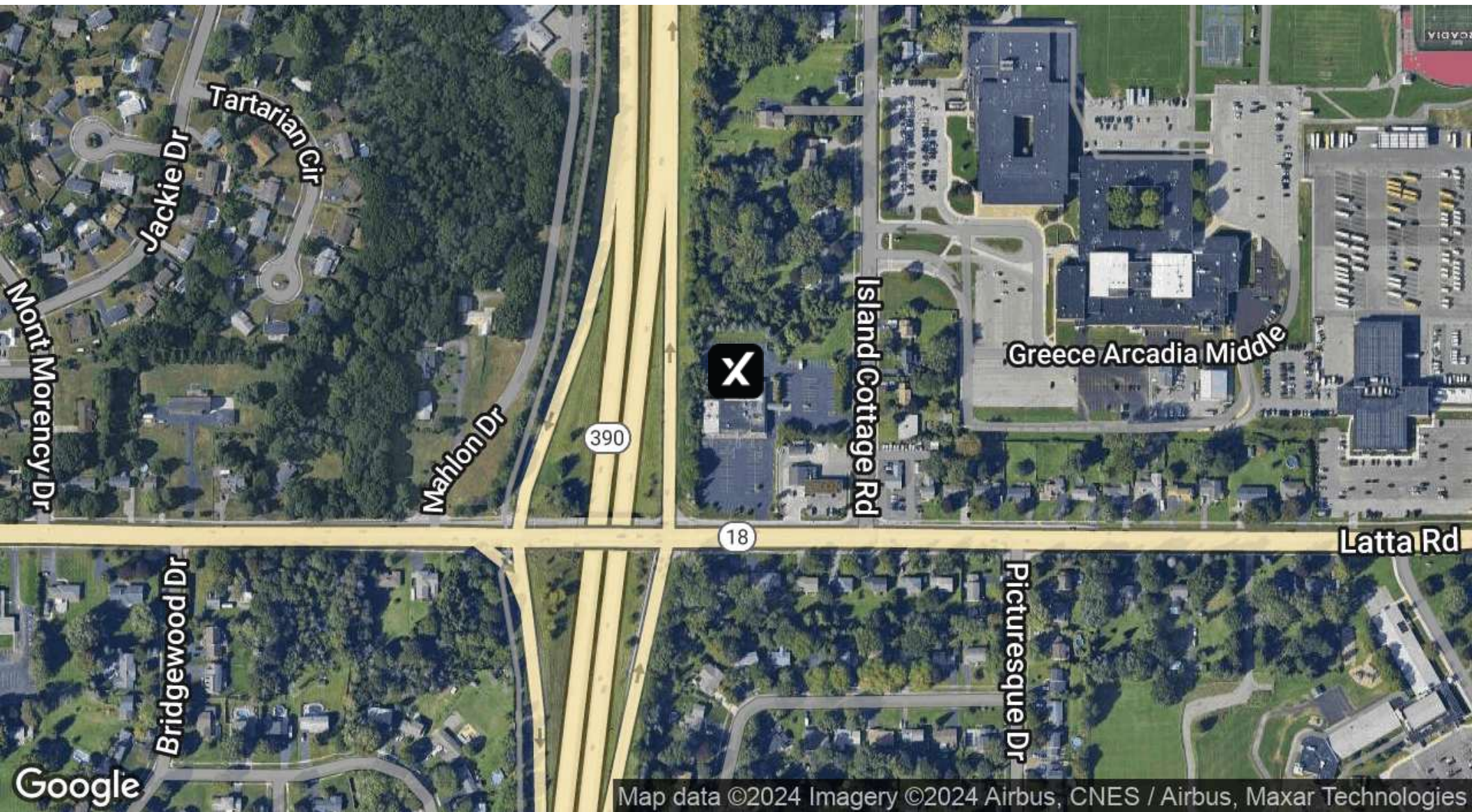
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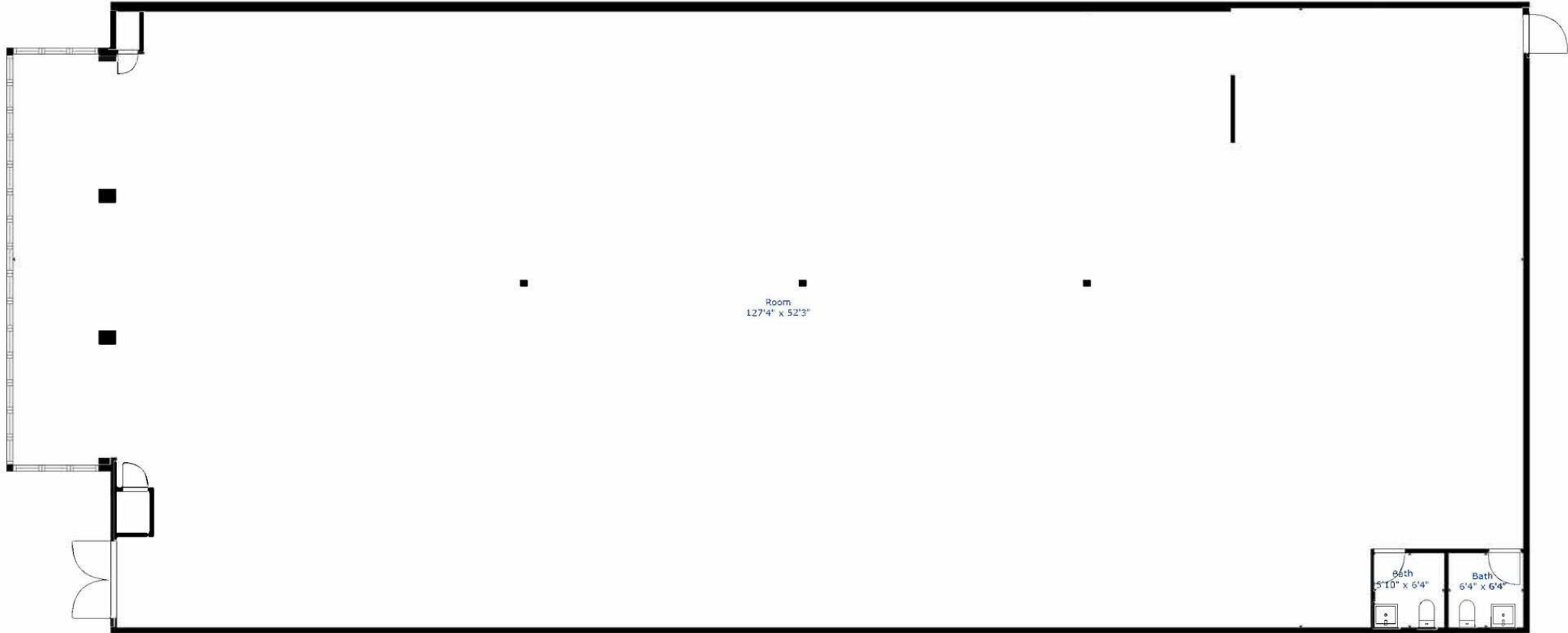
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VIDEO TOUR



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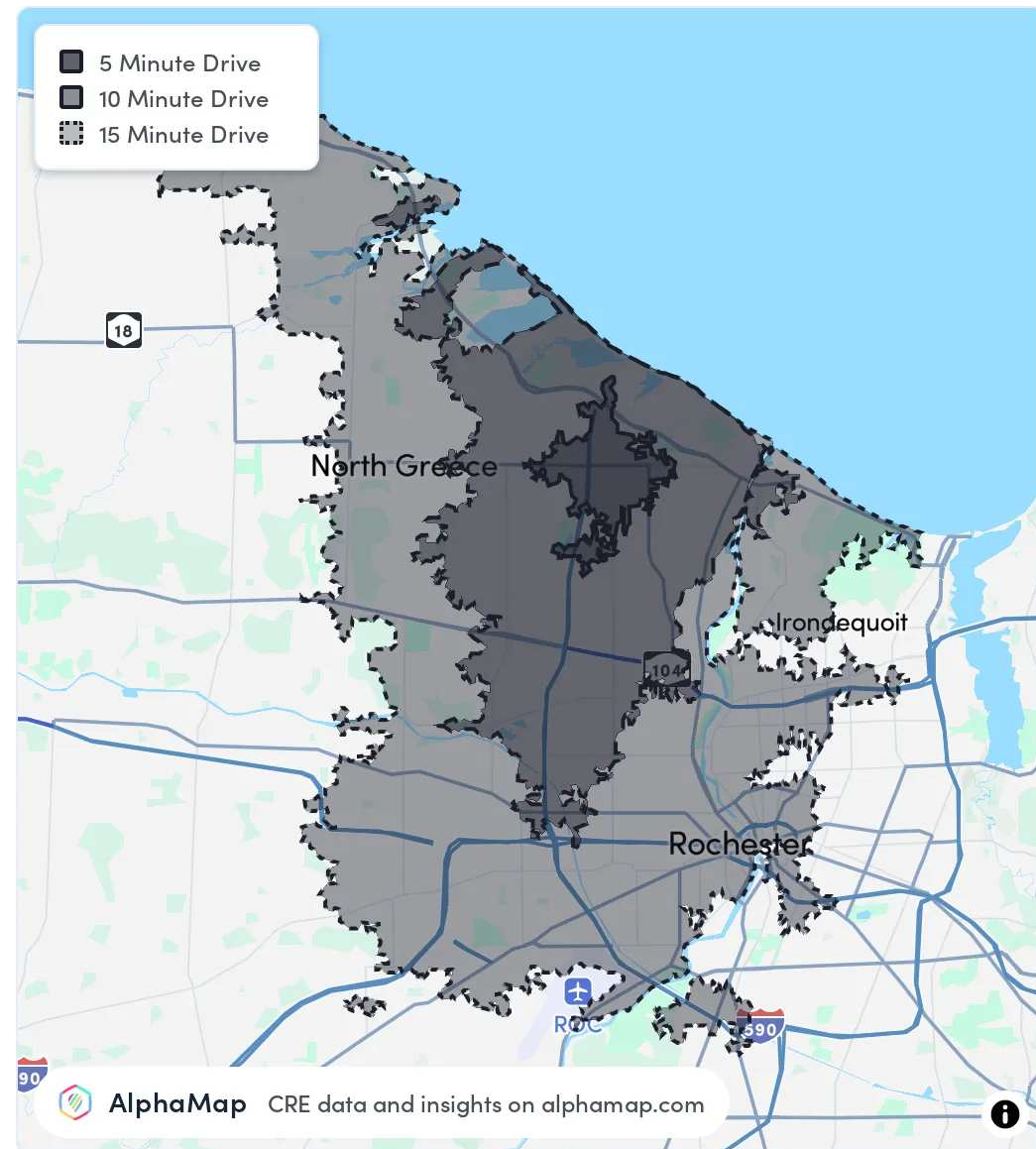
POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	9,536	79,393	289,139
Average Age	45	43	40
Average Age (Male)	43	41	39
Average Age (Female)	46	44	41

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	3,950	35,403	125,142
Persons per HH	2.4	2.2	2.3
Average HH Income	\$84,109	\$81,817	\$76,234
Average House Value	\$178,071	\$183,734	\$202,463
Per Capita Income	\$35,045	\$37,189	\$33,145

ETHNICITY (%)	5 MINUTES	10 MINUTES	15 MINUTES
Population Hispanic (%)	9.30%	12%	15.70%

RACE (%)	5 MINUTES	10 MINUTES	15 MINUTES
Population White (%)	74.90%	68.30%	52.80%
Population Black (%)	10.90%	15.20%	27.10%
Population American Indian (%)	0.30%	0.30%	0.40%
Population Asian (%)	2.70%	2.80%	3.70%
Population Pacific Islander (%)	0%	0%	0%
Population Other (%)	3.30%	4.70%	7.10%

Map and demographics data derived from AlphaMap



AlphaMap CRE data and insights on alphamap.com

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