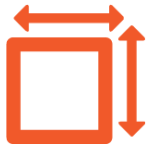


# FOR LEASE

10 WINTHROP STREET ROCHESTER, NY 14607



**1,850**  
SQUARE FEET



**24,673**  
PEOPLE WITHIN 5 MILES



**Negotiable**  
LEASE RATE

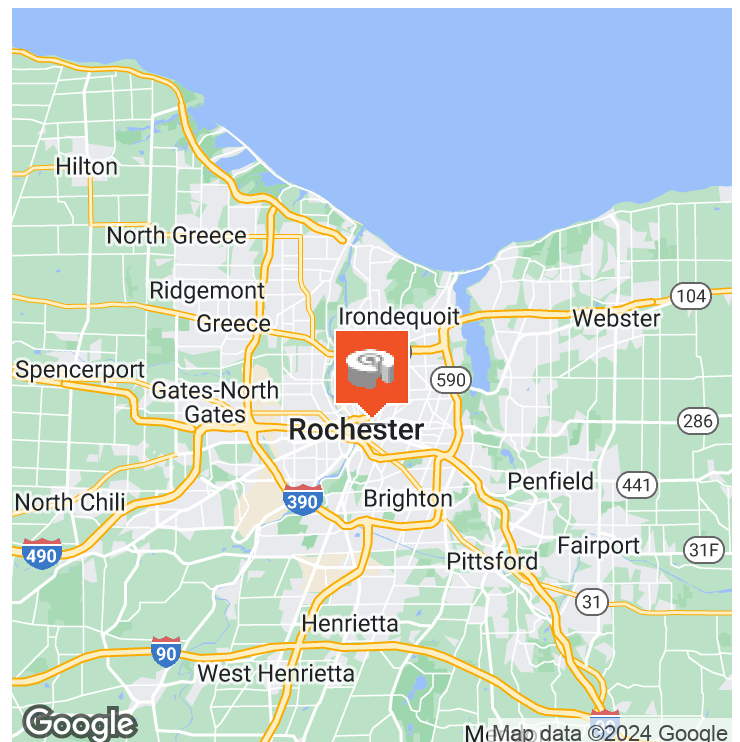
## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,850 SF
Lot Size:	1.66 Acres
Building Size:	42,440 SF

## LISTING SUMMARY

10 Winthrop Street is centrally located in Rochester, NY, in the thriving East End. The area offers an abundance of local businesses, entertainment, and local artisans. The available second floor offers 1,850 +/- SF of prime office space with an abundance of natural light filtering through the many windows.

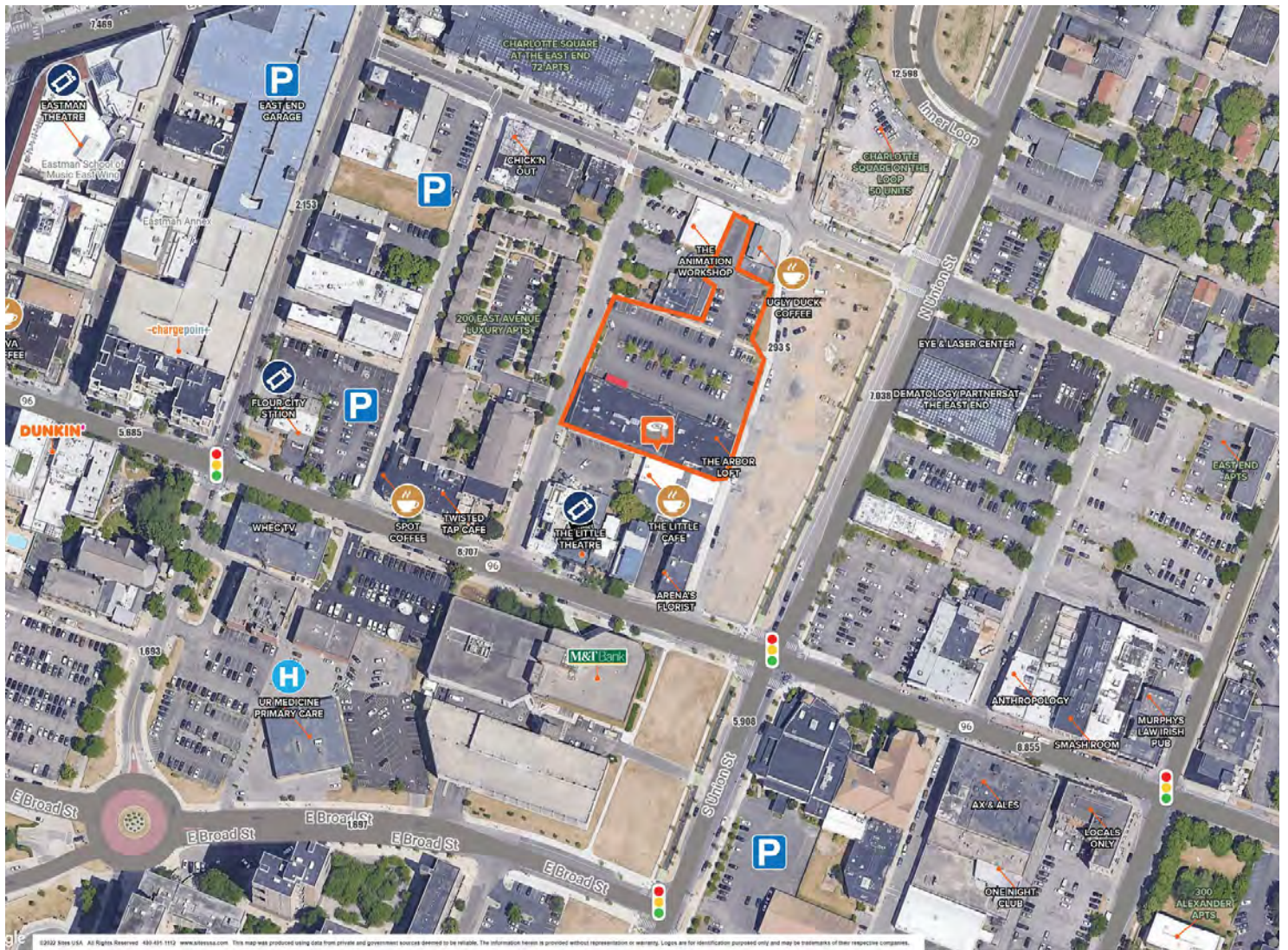
Lease Type	NNN
Lease Rate	Negotiable



# FOR LEASE

10 WINTHROP STREET ROCHESTER, NY 14607

## MARKET AERIAL



**MATTHEW P. CHATFIELD**  
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## INTERIOR PHOTOS



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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,487	6,035	24,673
Average Age	33.6	34.6	32.3
Average Age (Male)	36.9	37.2	33.2
Average Age (Female)	31.1	32.0	32.4

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,079	4,346	15,050
# of Persons per HH	1.4	1.4	1.6
Average HH Income	\$61,688	\$58,870	\$53,686
Average House Value	\$72,202	\$63,465	\$99,426

\* Demographic data derived from 2020 ACS - US Census

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