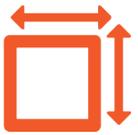


FOR SALE

657-659 TITUS AVE, ROCHESTER, NY 14617

 **Caliber**
Commercial Brokerage



2,365 +
SF AVAILABLE



22,209 (TITUS/COOPER)
VEHICLES PER DAY



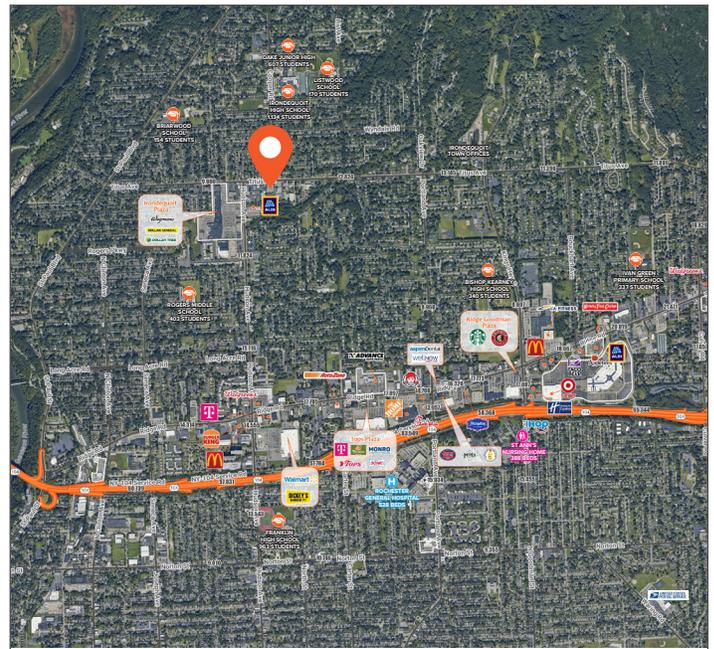
UPON REQUEST
LIST PRICE

OFFERING SUMMARY

Property Type	Turn Key Salon/Retail
Building Size/Available Space	2,365 ± SF
Lot Size:	0.14+ Acres
Traffic Counts	Titus Ave: 11,414/ vpd Cooper Rd: 10,795 /vpd
Parking	5 Private Spaces, Public Lot

PROPERTY HIGHLIGHTS

- 2-tenant building, currently occupied by Hair Extraordinaire & Kay's Korner
- Turn-key salon (business also available for sale), along with retail store
- Potential for expansion
- Private parking lot with shared access to public lot
- Corner property at light of Titus / Cooper Rd.
- Situated next to world-famous House of Guitars, and adjacent to I-Square



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	13,762	130,529	287,235
Median HH Income	\$85,858	\$61,883	\$63,352
Households	5,893	55,558	128,976
Daytime Population	9,425	74,093	205,248

FOR SALE

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Caliber
Commercial Brokerage



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