

# Freestanding Retail Space

Former Drugstore With Drive Thru

1490 Lake Avenue  
Rochester, NY 14615

Building May Be Used As Is Or 2 Acre Site Can Be Reconfigured



## Offering Overview

Former drugstore property with drive thru available for lease. The property is located at the intersection of Lake Avenue, Ridgeway Avenue and West Ridge Road offering superior visibility and high volume traffic counts. The building is available as currently configured however alternative layouts will be considered.

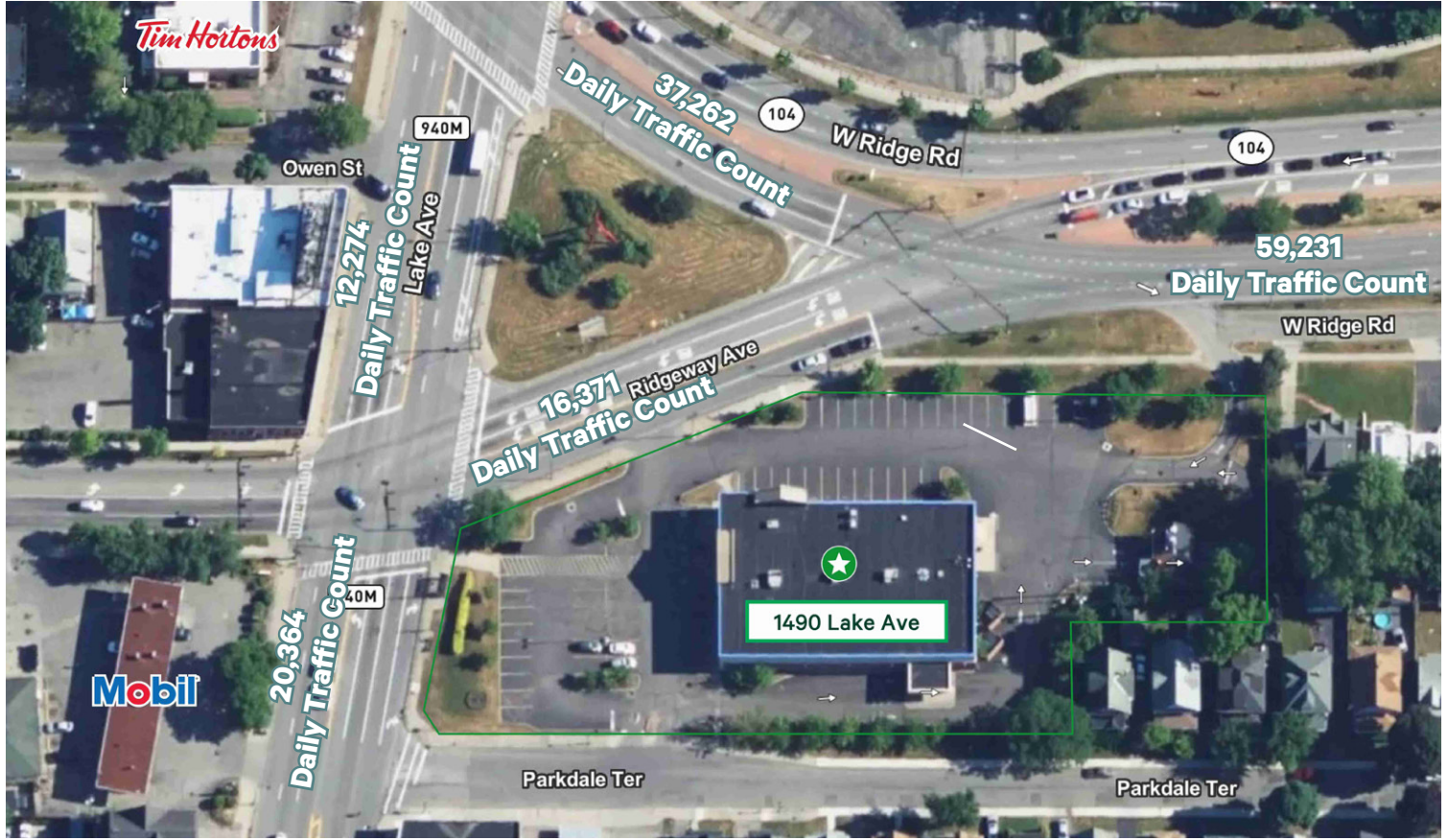
## Offering Details

- + 13,473 Square Feet On 2.03 Acres
- + High Visibility & Traffic Counts
- + Available For Lease
- + Pricing: Negotiable

# Freestanding Retail

1490 Lake Avenue | Rochester, NY 14615

# For Lease



## Property Overview

- + 13,473 Square Feet on 2.03 Acres
- + Drive Thru
- + High-Visibility Corner Location
- + High Traffic Volume
- + Multiple Points of Ingress / Egress
- + Convenient Parking
- + Building May Be Used As-Is Or Site May Be Reconfigured
- + Drive Thru ATM (ESL Credit Union) On Site
- + Exterior Signage Available

## Contact Us

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Licensed Real Estate Salesperson

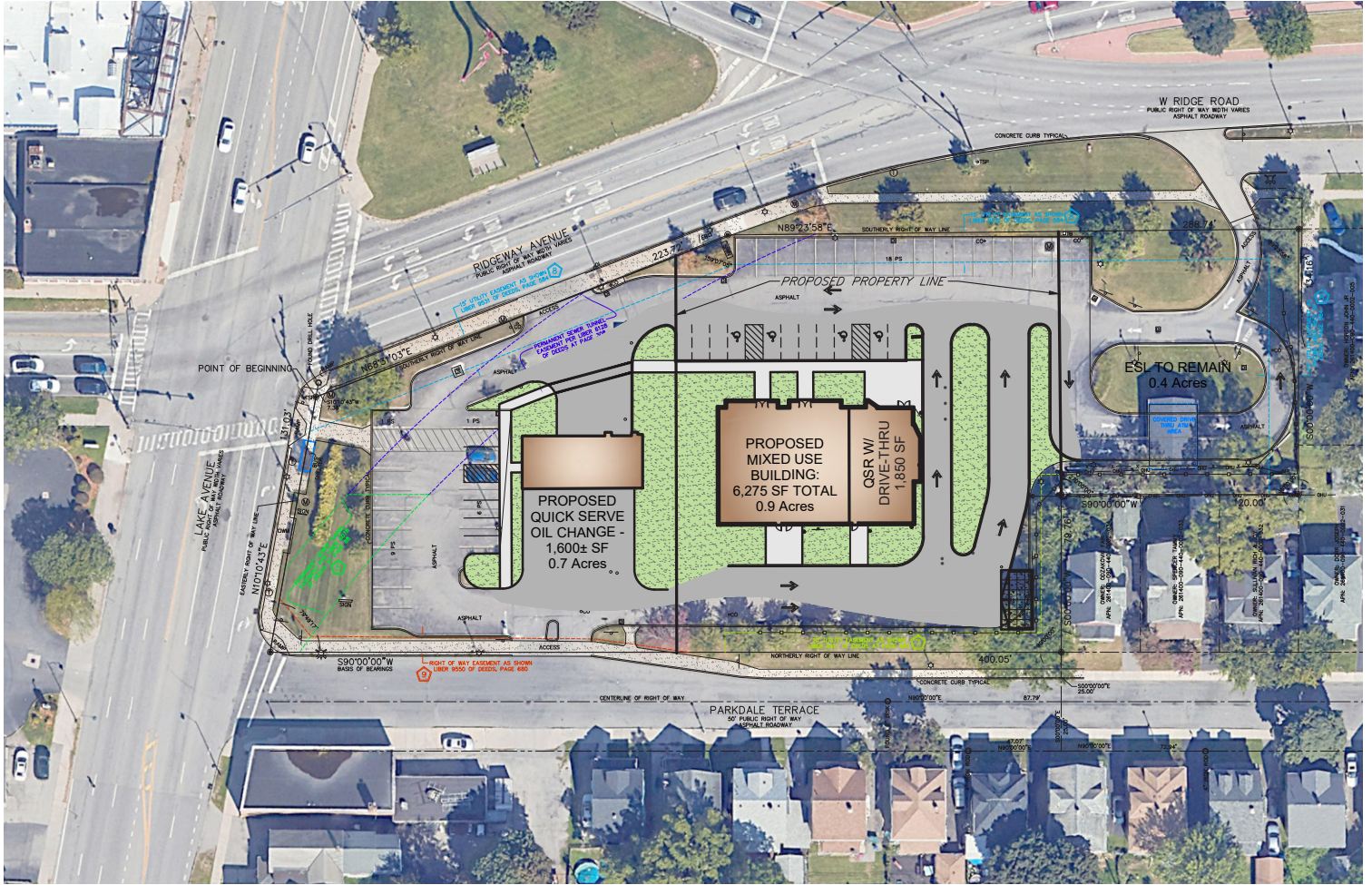
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# Alternative Site Layout



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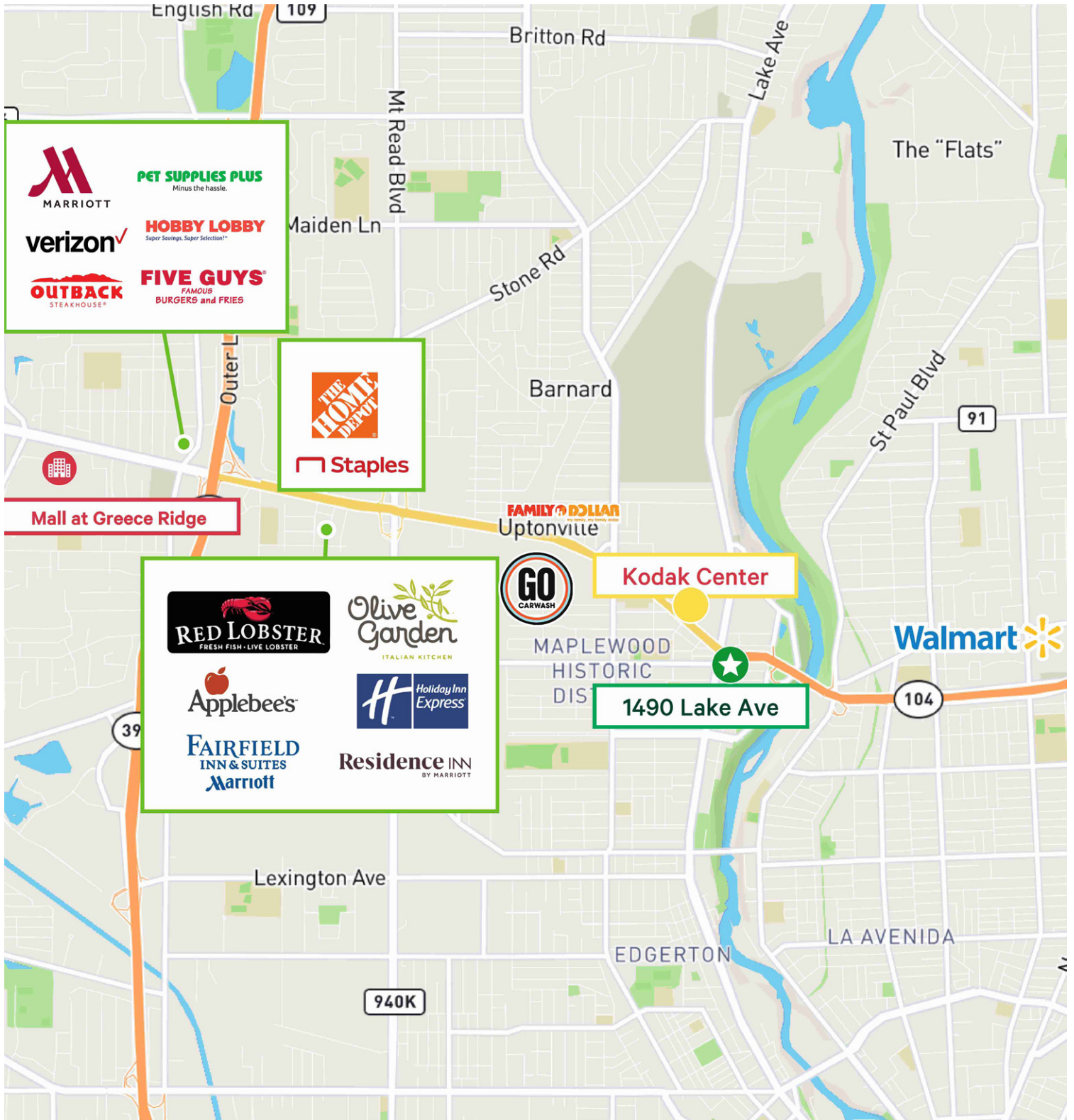
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## 1490 LAKE AVE

 POPULATION	1 MILE	2 MILES	3 MILES
2024 Population - Current Year Estimate	19,730	72,898	142,831
2029 Population - Five Year Projection	19,974	73,005	142,380
2020 Population - Census	19,869	73,820	144,918
2010 Population - Census	19,831	73,549	143,827
2020-2024 Annual Population Growth Rate	-0.17%	-0.30%	-0.34%
2024-2029 Annual Population Growth Rate	0.25%	0.03%	-0.06%
 HOUSEHOLDS	1 MILE	2 MILES	3 MILES
2024 Households - Current Year Estimate	8,470	30,613	60,058
2029 Households - Five Year Projection	8,822	31,497	61,602
2020 Households - Census	8,227	30,114	59,186
2010 Households - Census	7,921	29,438	56,746
2020-2024 Compound Annual Household Growth Rate	0.69%	0.39%	0.34%
2024-2029 Annual Household Growth Rate	0.82%	0.57%	0.51%
2024 Average Household Size	2.32	2.36	2.33
 HOUSEHOLD INCOME	1 MILE	2 MILES	3 MILES
2024 Average Household Income	\$60,742	\$59,634	\$62,953
2029 Average Household Income	\$71,024	\$69,002	\$71,919
2024 Median Household Income	\$39,956	\$39,654	\$42,373
2029 Median Household Income	\$44,913	\$44,980	\$47,922
2024 Per Capita Income	\$25,801	\$24,793	\$26,764
2029 Per Capita Income	\$31,030	\$29,474	\$31,434
 HOUSING UNITS	1 MILE	2 MILES	3 MILES
<b>2024 Housing Units</b>	<b>9,330</b>	<b>33,245</b>	<b>65,057</b>
2024 Vacant Housing Units	860 9.2%	2,632 7.9%	4,999 7.7%
2024 Occupied Housing Units	8,470 90.8%	30,613 92.1%	60,058 92.3%
2024 Owner Occupied Housing Units	3,323 35.6%	11,642 35.0%	24,788 38.1%
2024 Renter Occupied Housing Units	5,147 55.2%	18,971 57.1%	35,270 54.2%
 EDUCATION	1 MILE	2 MILES	3 MILES
<b>2024 Population 25 and Over</b>	<b>12,819</b>	<b>46,778</b>	<b>94,492</b>
HS and Associates Degrees	7,892 61.6%	28,536 61.0%	57,171 60.5%
Bachelor's Degree or Higher	2,802 21.9%	9,320 19.9%	20,767 22.0%
 PLACE OF WORK	1 MILE	2 MILES	3 MILES
2024 Businesses	474	1,821	5,703
2024 Employees	3,893	20,587	90,604

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