

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

Contact Us

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- + 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

Courtney Janto

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Alternative Site Layout



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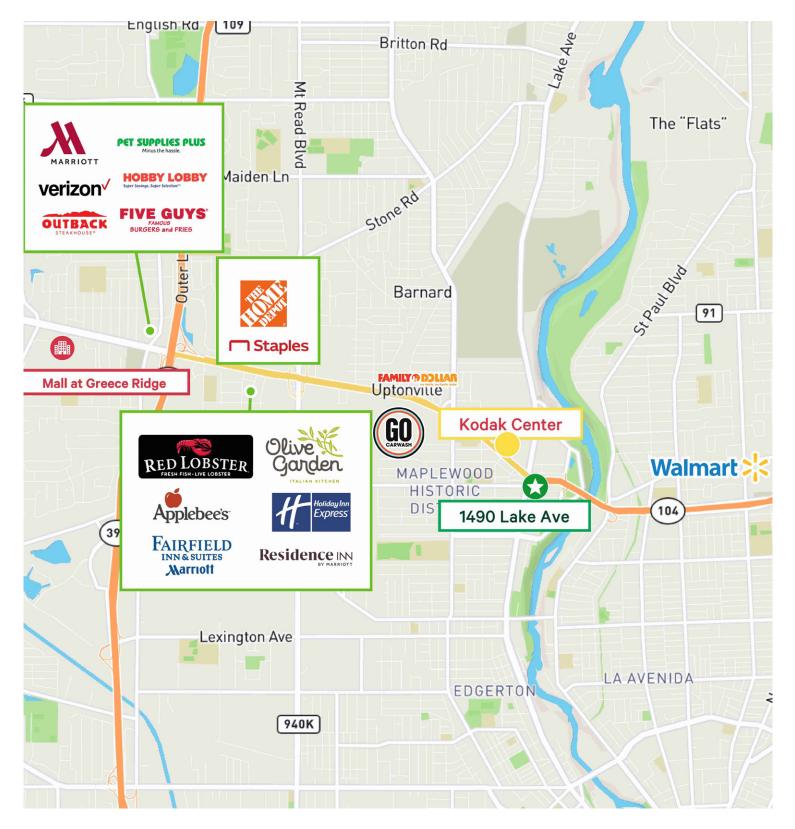


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Freestanding Retail

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For Lease

1490 LAKE AVE

2024 Population - Current Year Projection 19,730 72,898 142,831 2029 Population - Census 19,974 73,005 142,380 2020 Population - Census 19,899 73,820 144,918 2010 Population - Census 19,899 73,820 144,918 2020 Population - Census 19,831 73,549 143,827 2020 Population Consult Rate -0.17% -0.39% -0.34% 2020 Population Scowth Rate 0.25% 0.06% -0.6% 2024 Households - Census 8,470 30,613 60,058 2024 Households - Census 8,227 30,114 59,166 2020 - 2024 Compound Annual Household Growth Rate 0.69% 0.39% 0.34% 2020 - 2024 Compound Annual Household Growth Rate 0.69% 0.39% 0.34% 2024 Average Household Income \$50,742 \$59,634 \$62,953 2024 Median Household Income \$539,956 \$39,654 \$42,373 2024 Median Household Income \$25,01 \$24,748 \$4,999 7,7% 2024 Median Household Income \$23,956 \$39,654 \$42,373 \$24,764 \$20,764	(POPULATION	1 Mile	2 MILES	3 MILES
2020 Population - Census 19.869 73.820 144.918 2010 Population - Census 19.851 73.549 143.827 2020-2024 Annual Population Growth Rate 0.25% 0.30% -0.06% (mit) HOUSEHOLDS 0.05% 0.03% -0.06% 2024-2029 Annual Population Growth Rate 0.25% 0.03% -0.06% (mit) HOUSEHOLDS 8.470 30.613 60.058 2024 Households - Current Year Estimate 8.470 30.613 60.058 2020 Households - Census 0.227 20.114 59.166 2010 Households - Census 7.921 29.438 56.746 2020-2024 Compound Annual Household Growth Rate 0.69% 0.39% 0.34% 2024 Average Household Income \$571,024 \$59.634 \$62.953 2024 Average Household Income \$544,913 \$24.4948 \$44.9493 2024 Average Household Income \$39.966 \$39.966 \$39.964 \$42.373 2024 Average Household Income \$24.4913 \$24.4949 \$44.983 \$47.922 2024 Average Household Income \$39.966 \$39.966 \$39.967	2024 Population - Current Year Estimate	19,730	72,898	142,831
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% 116 HOUSEHOLDS 8,470 30,613 60,058 2024 Households - Current Year Estimate 8,470 30,613 60,058 2029 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 Income \$60,742 \$59,634 \$62,953 2024 Average Household Income \$39,966 \$42,373 \$24,237 2024 Per Capita Income \$25,801 \$24,793 \$26,764 2029 Median Household Income \$39,966 \$47,922 \$31,434 (*) HOUSING UNITS 9,330 \$3,245 \$6,057 2024 Veerage Housing Units \$3,233 \$6,147 \$31,434 \$32,474 \$31,434	2029 Population - Five Year Projection	19,974	73,005	142,380
2020-2024 Annual Population Growth Rate -0.17% -0.30% -0.34% 2024-2029 Annual Population Growth Rate 0.25% 0.03% -0.06% WM HOUSEHOLDS 6.470 30.613 60.058 2024 Households - Current Year Estimate 8.470 30.613 60.058 2029 Households - Current Year Estimate 8.227 30.114 65.027 2020 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 Income 2.32 2.36 2.33 WM HOUSEHOLD INCOME 560.742 \$56,634 \$52,953 2029 Average Household Income \$52,601 \$24,793 \$20,764 2029 Per Capita Income \$44,930 \$47,932 \$20,764 2024 Average Household Income \$24,793 \$20,764 \$31,030 \$29,474 \$31,434 WM HOUSING UNITS 9,330 3,245 \$6,057 4,999 7.7% \$60,055 92.3% 2,4788 38,1% 3,527 0.54	2020 Population - Census	19,869	73,820	144,918
2024-2029 Annual Population Growth Rate 0.25% 0.03% -0.06% (m) HOUSEHOLDS 30.613 60.058 2024 Households - Current Year Estimate 8,470 30.613 60.058 2029 Households - Census 8,227 30.114 59.186 2010 Households - Census 7,921 29.438 55.746 2020-2024 Compound Annual Household Growth Rate 0.82% 0.57% 0.51% 2024 Average Household Size 2.32 2.36 2.33 (m) HO US EHOLD INCOME 50.056 539.654 \$62.953 2024 Average Household Income \$50.742 \$59.634 \$62.953 2024 Average Household Income \$50.742 \$59.634 \$62.953 2024 Median Household Income \$30.966 \$39.664 \$42.373 2024 Median Household Income \$25.601 \$24.733 \$26.764 2029 Per Capita Income \$31.030 \$29.474 \$31.434 (m) HOUSING UNITS 84.900 \$47.922 \$23.764 2024 Morein Housing Units \$3.233 \$66.92.%	2010 Population - Census	19,831	73,549	143,827
2024-2029 Annual Population Growth Rate 0.25% 0.03% -0.06% (m) HOUSEHOLDS 30.613 60.058 2024 Households - Current Year Estimate 8,470 30.613 60.058 2029 Households - Census 8,227 30.114 59.186 2010 Households - Census 7,921 29.438 55.746 2020-2024 Compound Annual Household Growth Rate 0.82% 0.57% 0.51% 2024 Average Household Size 2.32 2.36 2.33 (m) HO US EHOLD INCOME 50.056 539.654 \$62.953 2024 Average Household Income \$50.742 \$59.634 \$62.953 2024 Average Household Income \$50.742 \$59.634 \$62.953 2024 Median Household Income \$30.966 \$39.664 \$42.373 2024 Median Household Income \$25.601 \$24.733 \$26.764 2029 Per Capita Income \$31.030 \$29.474 \$31.434 (m) HOUSING UNITS 84.900 \$47.922 \$23.764 2024 Morein Housing Units \$3.233 \$66.92.%	2020-2024 Annual Population Growth Rate	-0.17%	-0.30%	-0.34%
2024 Households - Current Year Estimate 8,470 30,613 60,058 2029 Households - Census 8,222 31,497 61,602 2020 Households - Census 8,227 30,114 56,166 2020 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 0,62% 0.57% 0.51% 2024 Average Household Income 2.32 2.36 2.33 2024 Average Household Income \$50,742 \$59,634 \$62,953 2024 Average Household Income \$71,024 \$60,002 \$71,919 2024 Average Household Income \$39,956 \$39,654 \$42,373 2024 Per Capita Income \$25,6101 \$22,793 \$26,764 2029 Per Capita Income \$31,030 \$29,474 \$31,434 Image: Company Coupled Housing Units 3,233,568 1,61,42,35,708 2,47,93 \$2,5764 2024 Ver Capita Income \$33,030 \$22,47,44 \$31,434 \$31,434 \$31,434 \$31,434 \$32,456 \$6,057 2234 Vareno Occupied Housing Units 3,		0.25%	0.03%	-0.06%
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 2020-2022 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	HOUSEHOLDS			
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 Image: Compound Annual Household Income \$60,742 \$59,634 \$62,953 2024 Average Household Income \$60,742 \$59,634 \$62,953 2024 Average Household Income \$39,956 \$39,654 \$42,373 2029 Median Household Income \$39,956 \$39,654 \$42,373 2029 Per Capita Income \$44,913 \$44,980 \$47,922 2024 Per Capita Income \$31,030 \$29,974 \$31,434 Image: Compound Provide Housing Units 860 9,320 \$3,245 4,999 7,7% 2024 Vacant Housing Units 860 9,330 \$3,245 4,999 7,7% 2024 Vacant Housing Units 3,323 3,664 \$24,788 38,1% 2024 Vacant Housing Units 3,323 \$66,058 24	2024 Households - Current Year Estimate	8,470	30,613	60,058
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 HOUSEHOLD INCOME Storm 2024 Proceptal Income Storm Storm Storm Storm Storm 2024 Housing Units Storm Storm Storm Storm 2024 Occupied Housing Units	2029 Households - Five Year Projection	8,822	31,497	61,602
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	2020 Households - Census	8,227	30,114	59,186
2024-2029 Annual Household Growth Rate 0.82% 0.57% 0.51% 2024 Average Household Size 2.32 2.36 2.33 Image:	2010 Households - Census	7,921	29,438	56,746
2024-2029 Annual Household Growth Rate 0.82% 0.57% 0.51% 2024 Average Household Size 2.32 2.36 2.33 Image:	2020-2024 Compound Annual Household Growth Rate	0.69%	0.39%	0.34%
Image: Second State Sta		0.82%	0.57%	0.51%
2024 Average Household Income \$60,742 \$59,634 \$62,953 2029 Average Household Income \$39,956 \$39,956 \$39,956 2029 Median Household Income \$39,956 \$39,956 \$39,956 2029 Median Household Income \$44,913 \$44,980 \$47,922 2024 Per Capita Income \$25,801 \$22,793 \$26,764 2029 Per Capita Income \$31,030 \$29,474 \$31,434 Image: Comparison of the component of the component of the comparison of the comp	2024 Average Household Size	2.32	2.36	2.33
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 Image: Comparison of the experiment of the experimen	B HOUSEHOLD INCOME			
2024 Median Household Income \$39,956 \$39,956 \$39,954 \$42,373 2029 Median Household Income \$44,913 \$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 Image: Comparison of the compar	2024 Average Household Income	\$60,742	\$59,634	\$62,953
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 Image: Comparison of the comp	2029 Average Household Income	\$71,024	\$69,002	\$71,919
2024 Per Capita Income \$25,801 \$24,793 \$26,764 2029 Per Capita Income \$31,030 \$29,474 \$31,434 HOUSING UNITS 9,330 33,245 65,057 2024 Housing Units 860 9.2% 2,632 7.9% 2024 Vacant Housing Units 8,470 90.8% 30,613 92.1% 2024 Occupied Housing Units 3,323 35.6% 11,642 35.270 54.278 2024 Renter Occupied Housing Units 5,147 55.2% 18,971 57.171 35.270 54.279 2024 Population 25 and Over 12,819 46,778 94,492 57,171 60.5% Bachelor's Degrees 7,892 61.6% 28,536 61.0% 20,767 22.0% PLACE OF WORK 2024 Businesses 474 1,821 5,703	2024 Median Household Income	\$39,956	\$39,654	\$42,373
2029 Per Capita Income \$31,030 \$29,474 \$31,434 Image: Model of the second	2029 Median Household Income	\$44,913	\$44,980	\$47,922
HOUSING UNITS 9,330 33,245 65,057 2024 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 Amere 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 12,819 46,778 94,492 FS 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% Image: PLACE OF WORK 474 1,821 5,703		\$25,801	\$24,793	\$26,764
2024 Housing Units 9,330 33,245 65,057 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 12,819 46,778 94,492 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 474 1,821 5,703	2029 Per Capita Income	\$31,030	\$29,474	\$31,434
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% Image: Depression of the problem of	HOUSING UNITS			
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% Image: Description of the second s	2024 Housing Units	9,330	33,245	65,057
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% Image: DUCATION Image: Ducation 25 and Over Image: Ducation 25 and Over Image: Ducation 25 and Over HS and Associates Degrees 7,892 61.6% 28,536 61.0% 57,171 60.5% Bachelor's Degree or Higher 9,320 19.9% 20,767 22.0% Image: Ducation 25 and Over 474 1,821 5,703	2024 Vacant Housing Units	860 9.2%	2,632 7.9%	4,999 7.7%
2024 Renter Occupied Housing Units 5,147 55.2% 18,971 57.1% 35,270 54.2% EDUCATION 12,819 46,778 94,492 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 474 1,821 5,703	2024 Occupied Housing Units	8,470 90.8%	30,613 92.1%	60,058 92.3%
EDUCATION 12,819 46,778 94,492 2024 Population 25 and Over 7,892 61.6% 28,536 61.0% 57,171 60.5% HS and Associates Degrees 2,802 21.9% 9,320 19.9% 20,767 22.0% PLACE OF WORK 474 1,821 5,703	·			
2024 Population 25 and Over 12,819 46,778 94,492 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 474 1,821 5,703	2024 Renter Occupied Housing Units	5,147 55.2%	18,971 57.1%	35,270 54.2%
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 474 1,821 5,703	EDUCATION			
Bachelor's Degree or Higher 2,802 21.9% 9,320 19.9% 20,767 22.0% PLACE OF WORK 474 1,821 5,703	2024 Population 25 and Over	12,819	46,778	94,492
PLACE OF WORK 474 1,821 5,703	HS and Associates Degrees	7,892 61.6%	28,536 61.0%	57,171 60.5%
2024 Businesses 474 1,821 5,703	Bachelor's Degree or Higher	2,802 21.9%	9,320 19.9%	20,767 22.0%
	PLACE OF WORK			
2024 Employees 3,893 20,587 90,604	2024 Businesses	474	1,821	5,703
	2024 Employees	3,893	20,587	90,604

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