

FOR LEASE

PENNFAIR PLAZA, PENFIELD, NY 14526

Caliber
Commercial Brokerage



1,200+/-
SQUARE FEET



362,066
PEOPLE WITHIN 5 MILES



\$24 PSF
(NNN) LEASE RATE

PROPERTY HIGHLIGHTS

-
- Located at the signalized corner of the 441 corridor
- The plaza was recently updated with a new façade
- Multiple points of ingress/egress
- Two pylon signs on both 250 & 441

LISTING SUMMARY

1,200 SF available formerly occupied by Verizon. The plaza is a mix of retail and medical users, co-tenants include Rochester Regional Health, Little Caesars Pizza, Sherwin-Williams, and Citizens Bank. Neighboring tenants include Wegmans, Target, Jo-Ann Fabrics & Crafts, Starbucks, and Walgreens.

NEARBY RETAILERS

Rochester Regional Health, Aldi, Starbucks, Walgreens

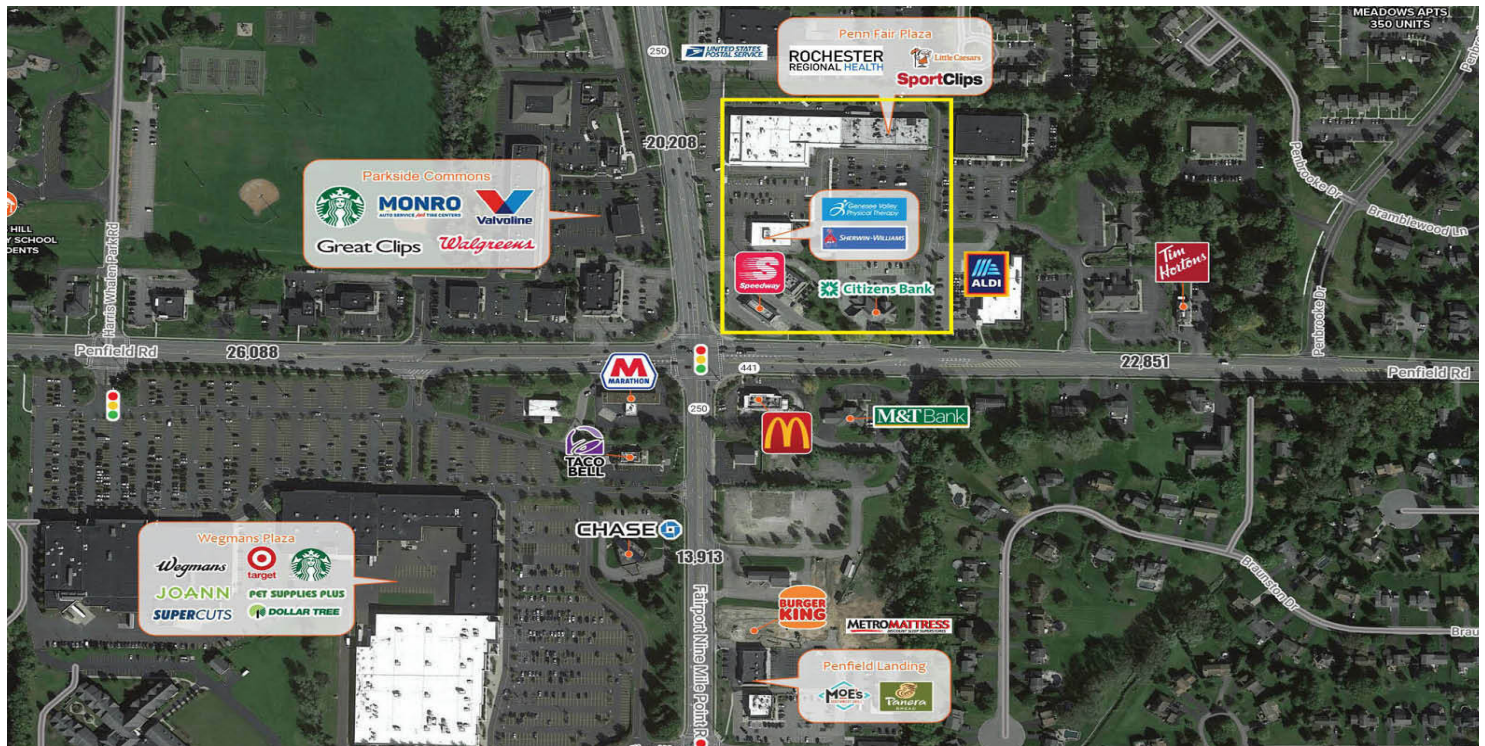
ROCHESTER
REGIONAL HEALTH
Walgreens



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MARKET AERIAL



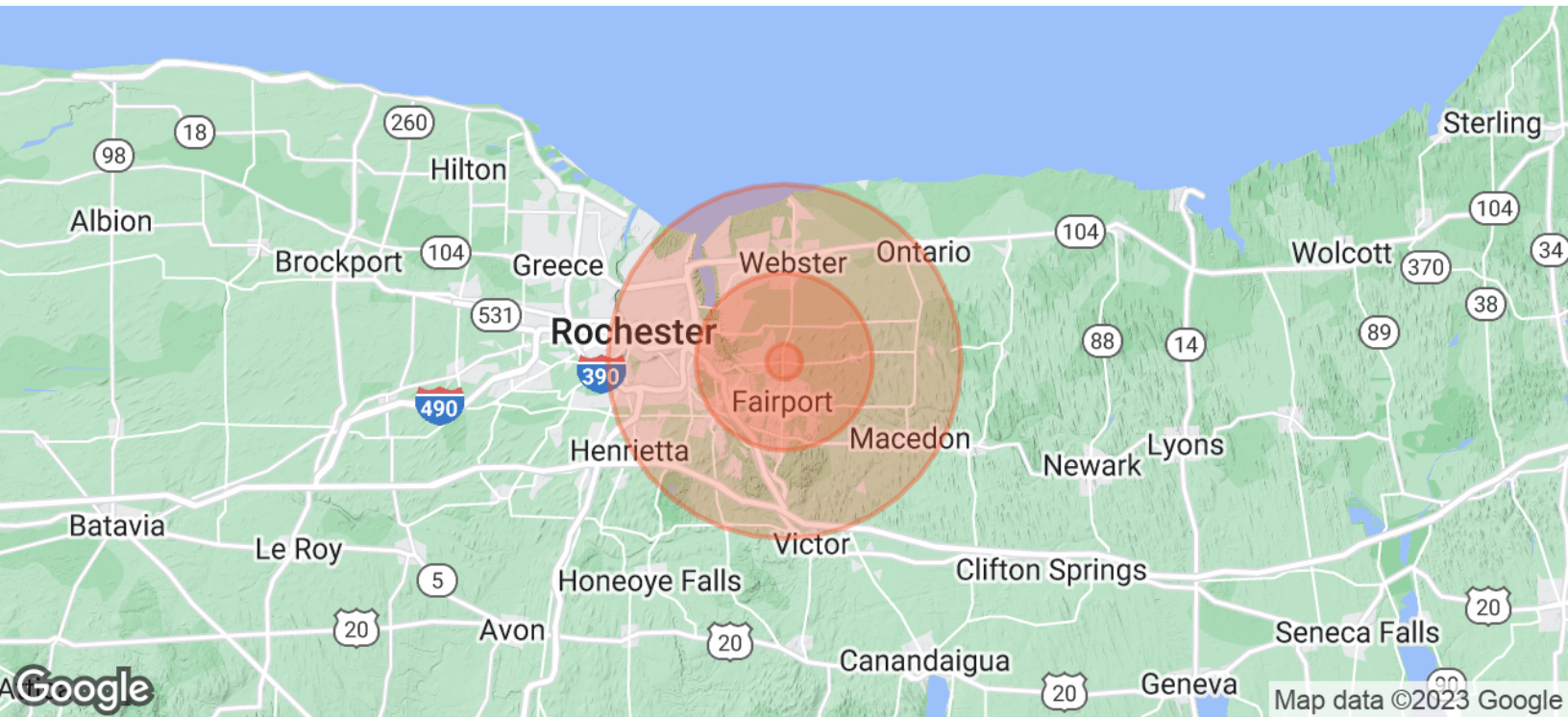
MARC QUERCIA

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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,832	104,298	362,066
Average Age	43.0	42.4	40.8
Average Age (Male)	40.8	41.1	39.6
Average Age (Female)	45.3	43.7	42.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,014	42,196	147,239
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$79,214	\$84,001	\$84,273
Average House Value	\$204,225	\$197,049	\$202,792

* Demographic data derived from 2020 ACS - US Census

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