

1600 PENFIELD RD

1600 Penfield Rd
Rochester, NY 14625



PROPERTY DESCRIPTION

Lot available for Ground lease or reverse build to suit for credited tenants. Ideal location for banks, ATM, or QSR tenants.

LOCATION DESCRIPTION

Located in the town of Penfield on Penfield Road across from Panorama Plaza, this site is in the heart of a trade area that serves the suburbs of Penfield, Brighton, and East Rochester, as well as communities on the east side of the City of Rochester. This creates a large and diverse trade area population that is overwhelming college-educated working professionals and firmly middle- to upper-middle class. The site is just three minutes from NY-441, a major east-west road in the Rochester MSA.

Nearby retailers of note include Tops, Home Depot, Planet Fitness, Walgreens, Rite Aid, M&T Bank, Citizens Bank, Burger King, Popeyes, Dollar Tree, Advance Auto Parts, and Harbor Freight.

PROPERTY HIGHLIGHTS

- Shovel ready lot
- Great visibility from both directions
- Across from a large grocery-anchored shopping center

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	0.68 Acres
Lot Size:	0.68 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,904	20,794	63,691
Total Population	3,886	51,855	152,803
Average HH Income	\$65,108	\$85,587	\$86,208



Brian Donovan
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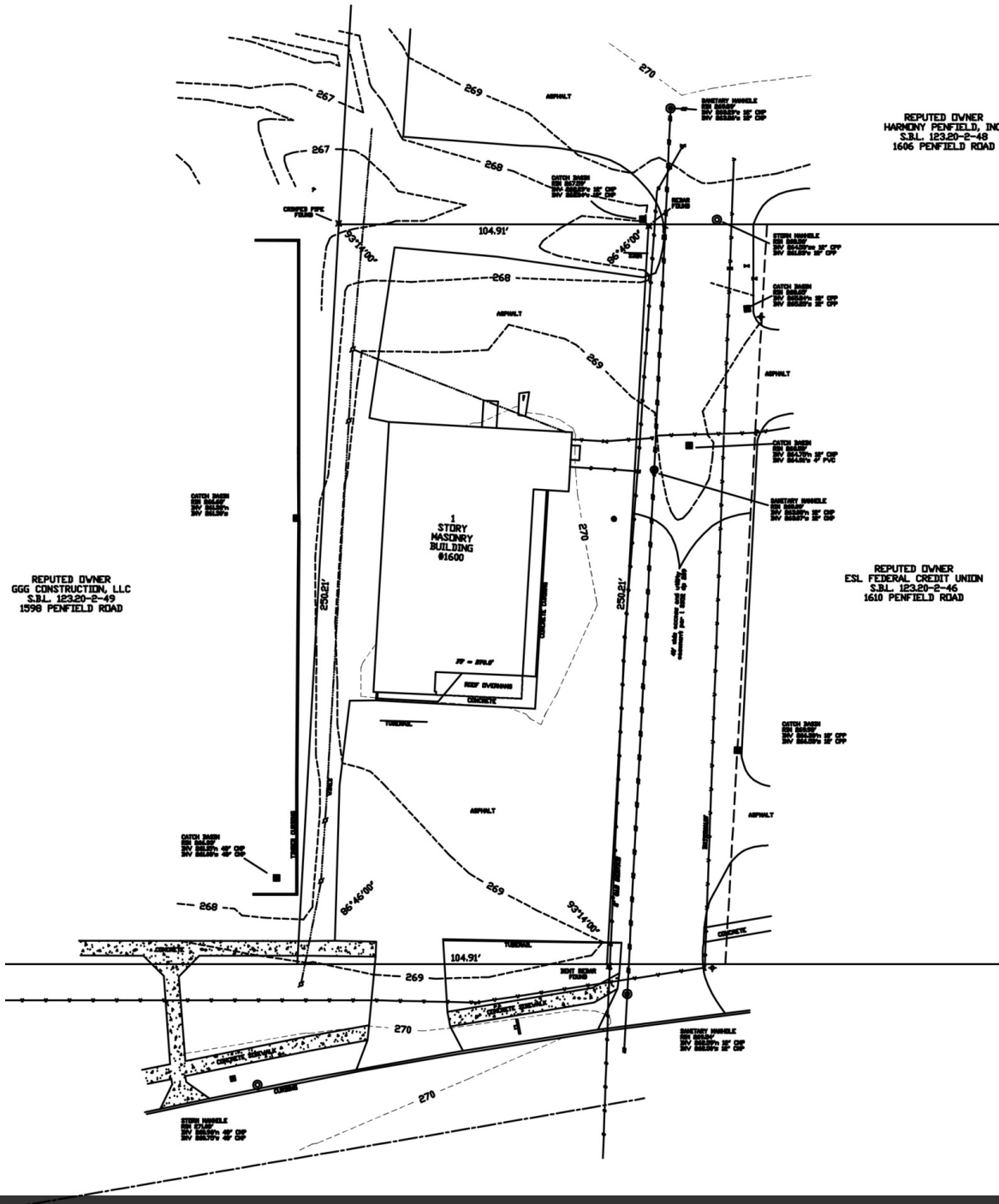


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Survey

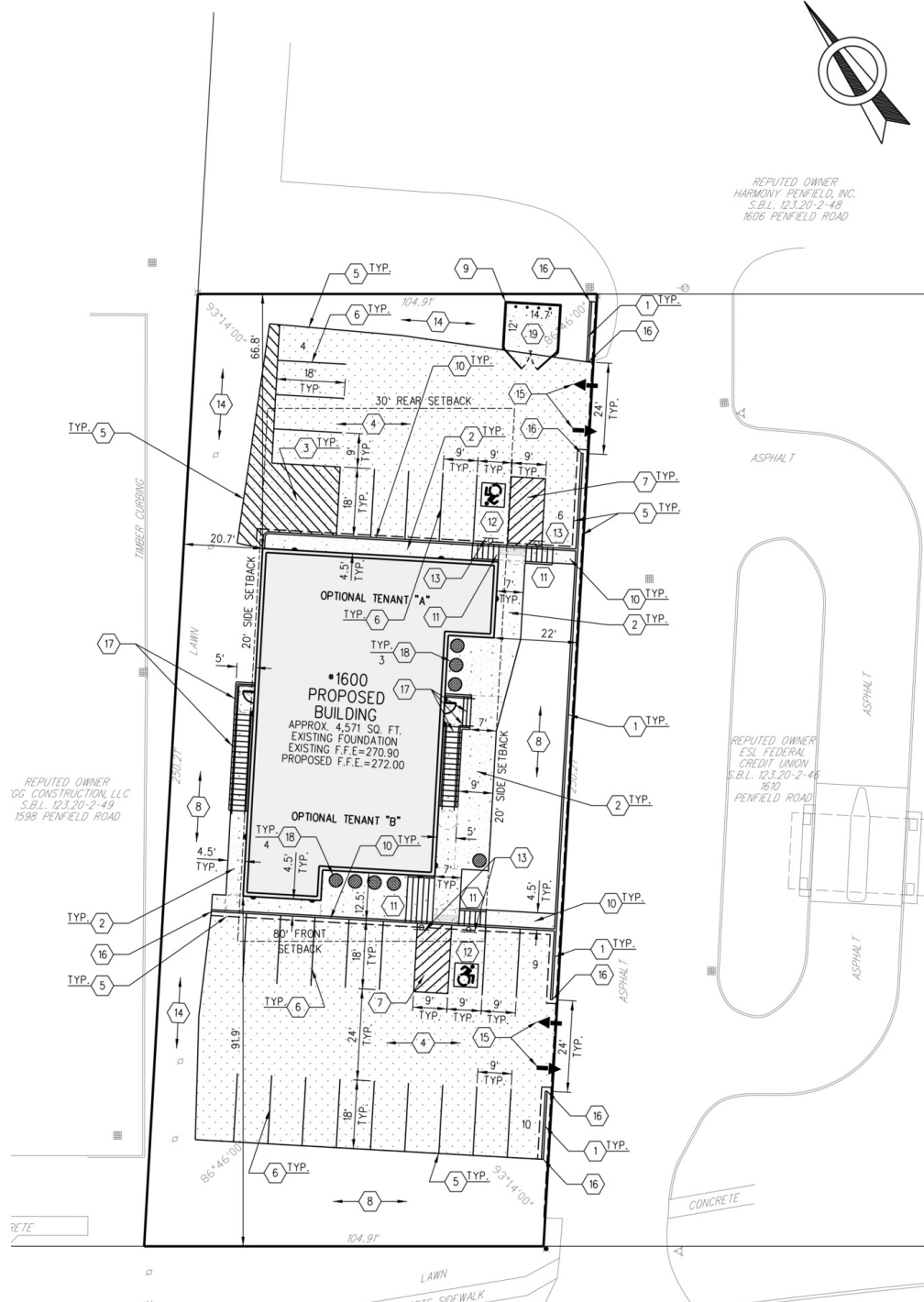


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Survey/Concept Site Plan



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