

710 Latta Road

Rochester, NY (Town of Greece) 14612



AVAILABLE OPPORTUNITY

- » *FOR SALE/LEASE: 1,000 SF – 6,500 SF on 1.64 acres*
- » *Asking: \$925,000*
- » *Historic property with 4,000 SF barn and multiple uses*
- » *Lease rate: \$12.00 - \$17.00/SF (includes all CAM)*

PROPERTY HIGHLIGHTS

- » *Beautiful historic building just off the NYS Parkway (Great Lakes Seaway Trail) just 1.7 miles from Lake Ontario Beach Park*
- » *Zoning FOI (flexible office and industrial)*
- » *Less than 3 miles (2.4 miles- 4-minute drive) from Interstate-390 (17,024 VPD), The Greece Ridge Mall and the main Greece retail corridor located approximately 6.4 miles south of property*



FOR MORE INFORMATION, PLEASE CONTACT:



JEFFREY DICESARE

Licensed Real Estate Salesperson

585.503.4929(c)

Jeffrey@VentureBrokerageGroup.com

710 Latta Road

Rochester, NY (Town of Greece) 14612



EXTERIOR PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:



JEFFREY DICESARE

Licensed Real Estate Salesperson

585.503.4929(c)

Jeffrey@VentureBrokerageGroup.com

710 Latta Road

Rochester, NY (Town of Greece) 14612

INTERIOR PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:



JEFFREY DICESARE

Licensed Real Estate Salesperson

585.503.4929(c)

Jeffrey@VentureBrokerageGroup.com

710 Latta Road

Rochester, NY (Town of Greece) 14612

MARKET AERIAL



FOR MORE INFORMATION, PLEASE CONTACT:



JEFFREY DICESARE

Licensed Real Estate Salesperson

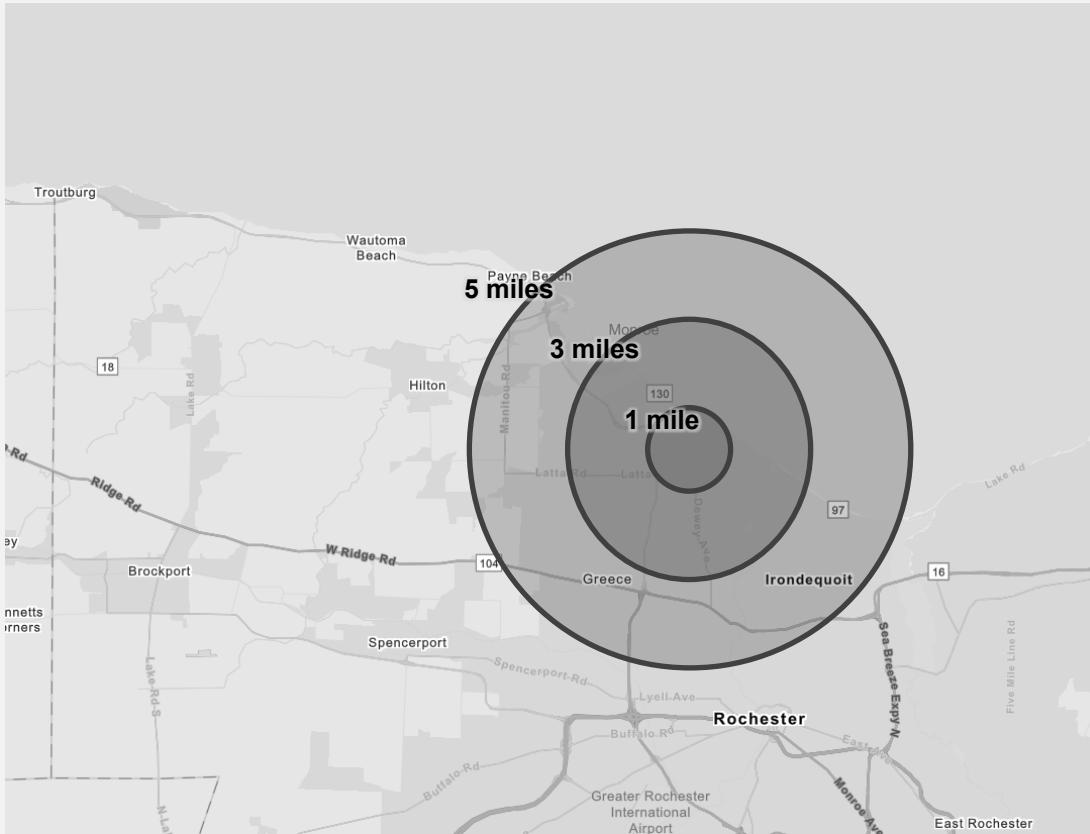
585.503.4929(c)

Jeffrey@VentureBrokerageGroup.com

710 Latta Road

Rochester, NY (Town of Greece) 14612

DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	11,148	56,959	150,959
Daytime Population	7,587	38,437	128,452
Households	5,653	25,730	67,363
Average Household Income	\$72,813	\$84,111	\$85,816



1,070
Businesses



9,900
Employees



\$180,548
Median Home Value



42.9
Median Age

FOR MORE INFORMATION, PLEASE CONTACT:



JEFFREY DICESARE

Licensed Real Estate Salesperson

585.503.4929(c)

Jeffrey@VentureBrokerageGroup.com