

# FOR LEASE

2200 PENFIELD RD PENFIELD, NY 14526

**Caliber**  
Commercial Brokerage



**1,350**  
SQUARE FEET



**362,066**  
PEOPLE WITHIN 5 MILES



**\$24.00 SF/yr**  
(NNN) LEASE RATE

## PROPERTY HIGHLIGHTS

- Neighbors 30,000 SF Rochester Regional Health expansion
- 1.7 acres. Built in 2006
- Access from Route 250

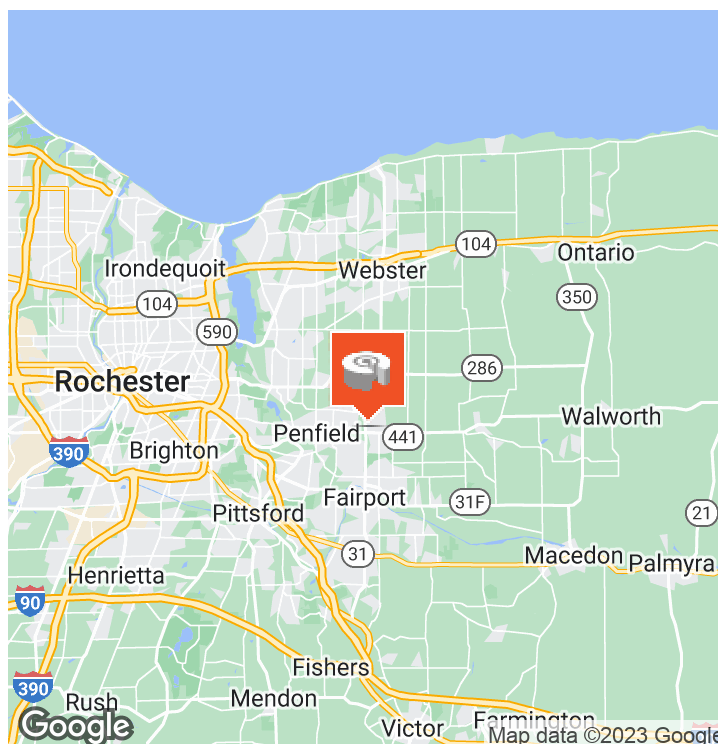
## LISTING SUMMARY

This former Subway is located in Penn Fair Plaza. The plaza is a mix of retail, restaurants, and medical offices. Prominent tenants include Rochester Regional Health, Little Caesars Pizza, and Bone Gym. The Plaza neighbors the heavily traveled and signalized Route 250 & 441 retail corridor. This area attracts national retailers including Wegmans, Target, Jo-Ann Fabrics & Crafts, Starbucks, and Walgreens.

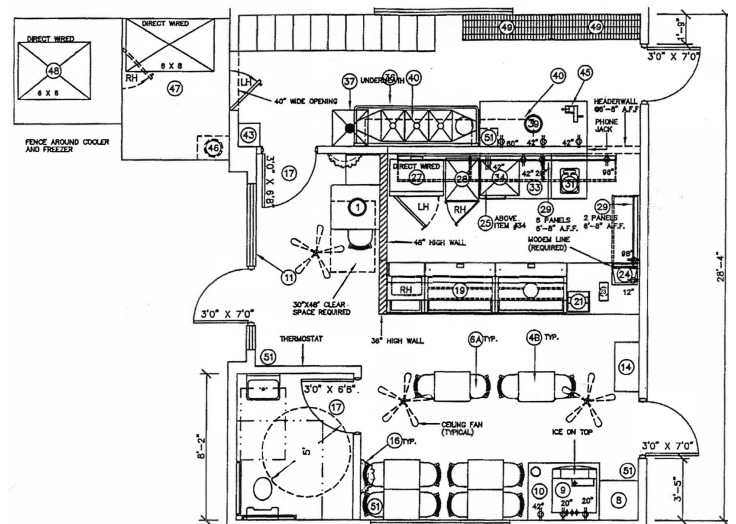
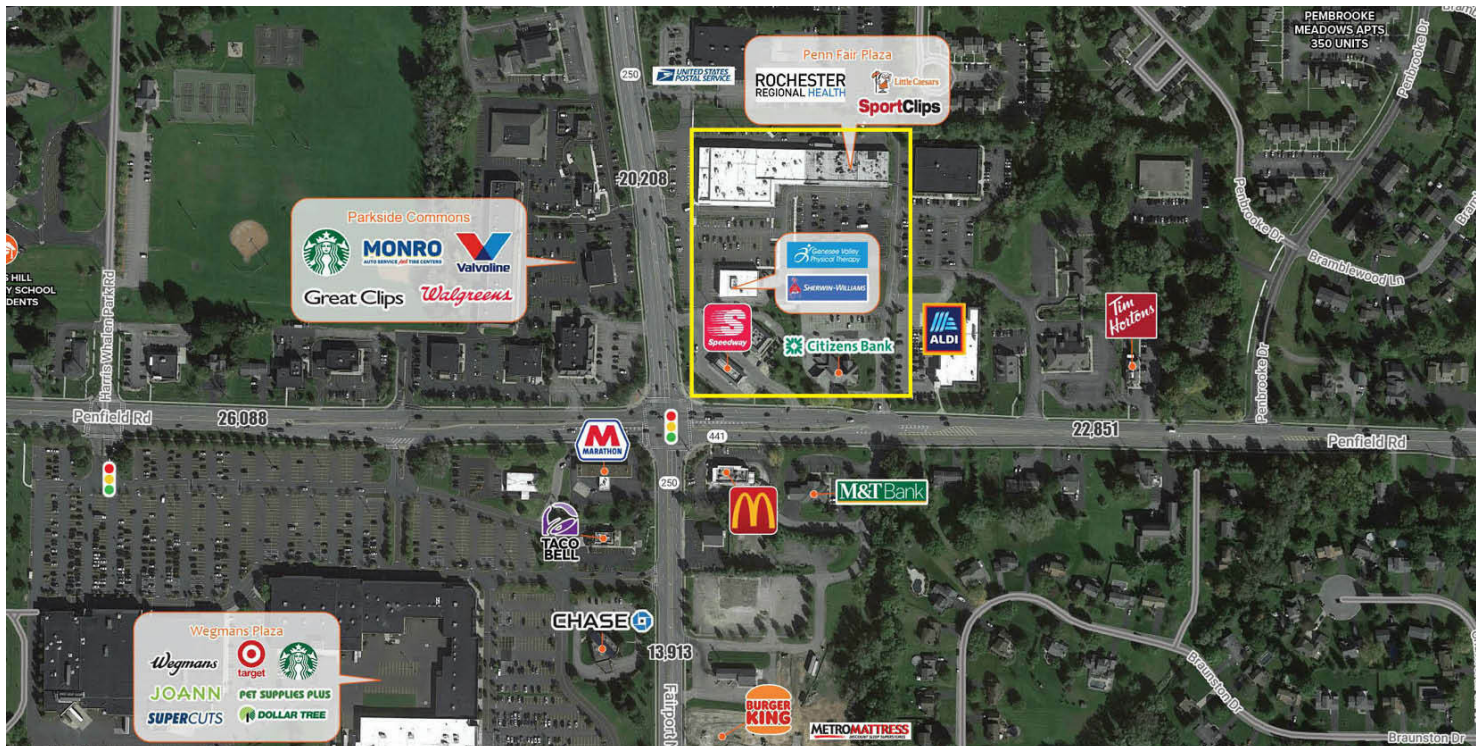
## NEARBY RETAILERS

Rochester Regional Health, Aldi, Starbucks, Walgreens

**ROCHESTER**  
REGIONAL HEALTH  
*Walgreens*



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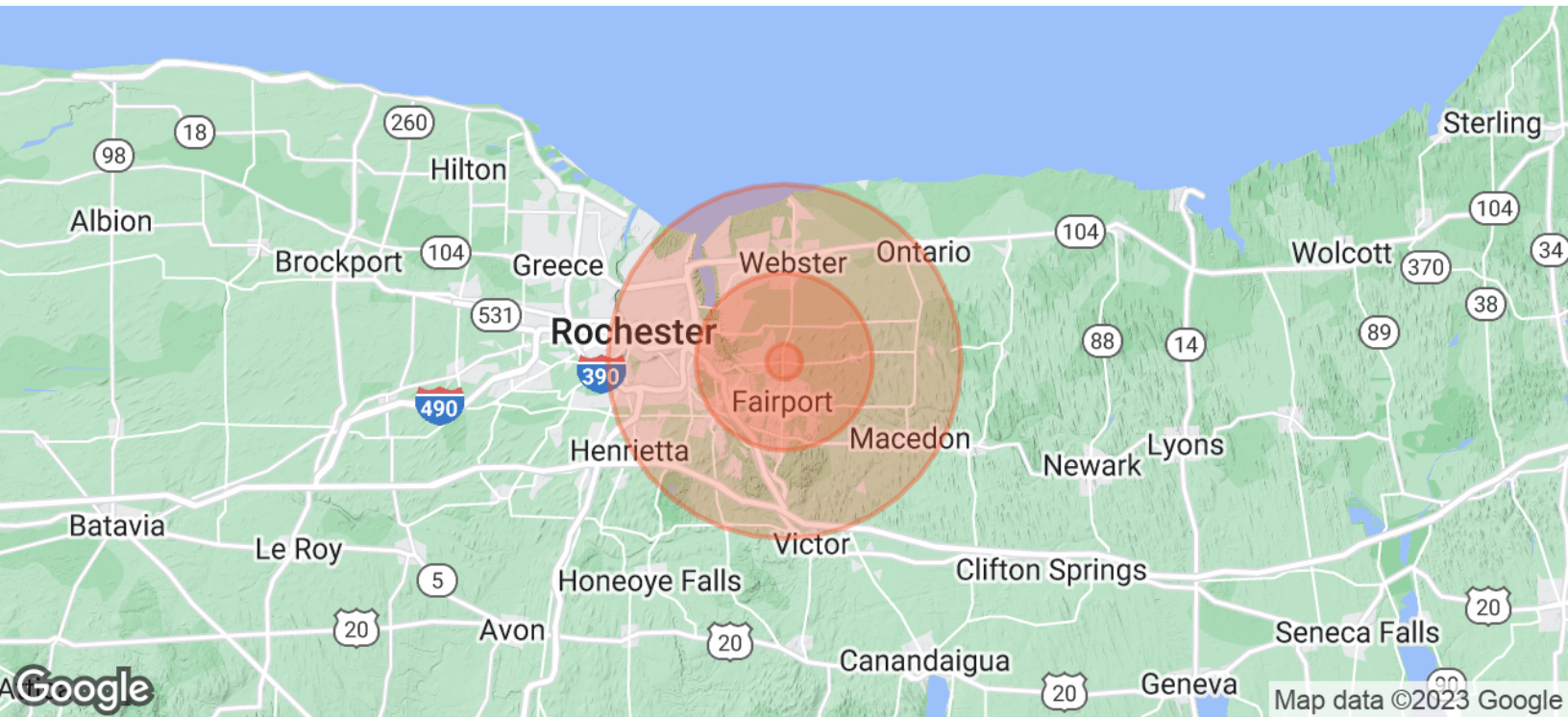


CALIBER COMMERCIAL BROKERAGE | 1657 EAST AVENUE | ROCHESTER, NY 14610 | 585.454.4500 | CALIBERBROKERAGE.COM





## 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

### MARC QUERCIA

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