

FOR LEASE

## Perinton Hills Shopping Center

Fairport, NY

SUITE 36 – AVAILABLE IMMEDIATELY

**4,000 SF - Retail/Office Space****Property Highlights**

- DIRECTLY ACROSS THE STREET AND SHARES A SIGNAL LIGHT WITH NEWLY REMODELED AND EXPANDED WEGMANS
- Mixed use Retail/Office space available in the heart of Fairport/Perinton
- Surrounding tenants include Wegmans, Aldi, Panera, Walgreens, Denny's, Tops, Napa Wood Fired Pizza, Summit Federal Credit Union, Starbucks, Subway, DiBella's, Wendy's, McDonalds, Key Bank, and Dunkin Donuts.
- Class A build-out
- Upscale trim & finishes throughout
- Turnkey office/medical space
- Several ADA compliant restrooms
- Property offers ample amount of parking, building signage, high traffic counts, and great street appeal
- Adjacent to new high-end multifamily housing development.



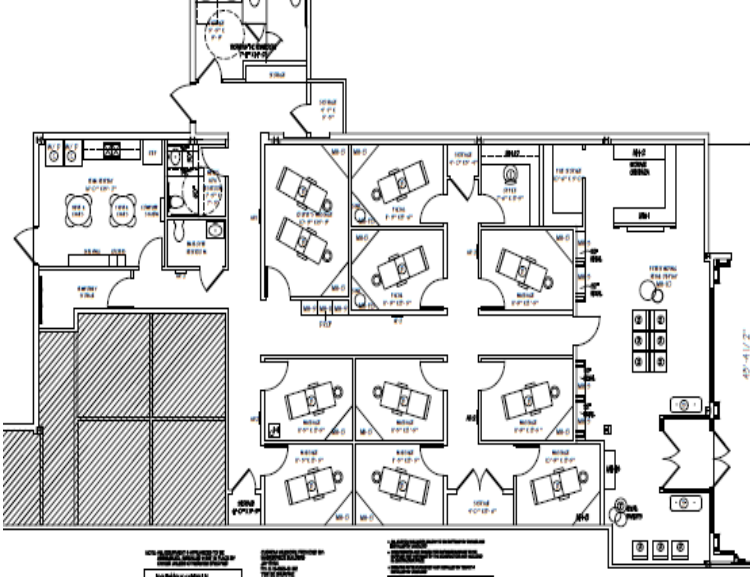
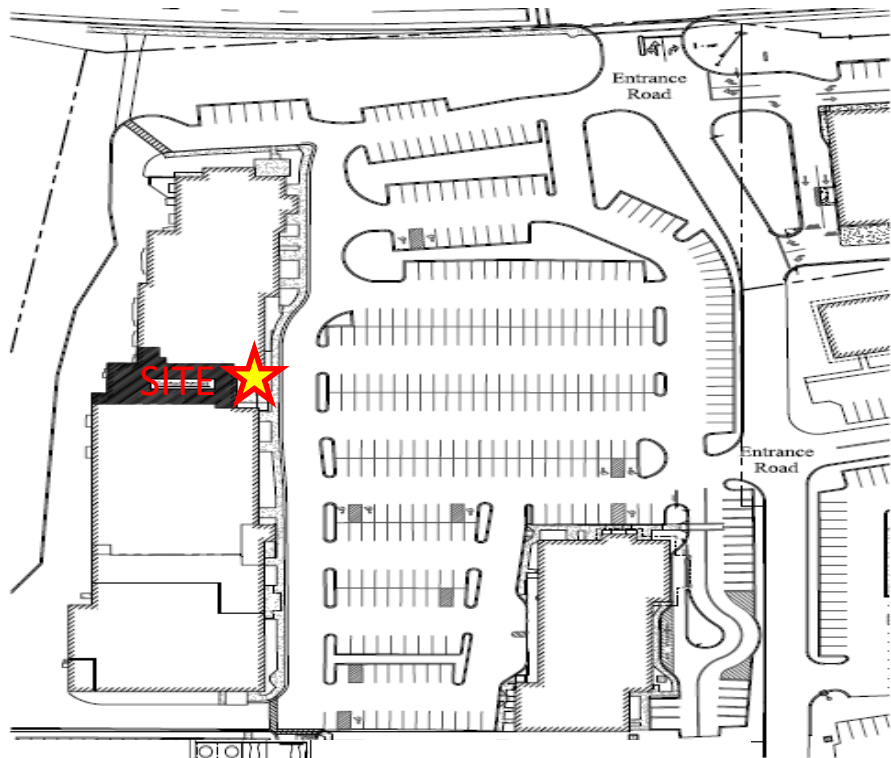
For more information, please contact:

**John J. Manilla**  
President  
Real Estate Broker  
585.248.9426  
[jmanilla@pyramidbrokerage.com](mailto:jmanilla@pyramidbrokerage.com)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance  
Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

370 Woodcliff Drive  
Fairport, New York 14450  
phone: +1 585 248 9426

[pyramidbrokerage.com](http://pyramidbrokerage.com)



Demographic	1 Mile	3 Miles	5 Miles
Population	7,345	40,708	93,864
Households	3,369	17,014	37,467
Average Income	\$95,091	\$104,531	\$110,157
Source: ESRI	Business Analyst		

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.