



**FOR LEASE**

**3136 S Winton Road  
Rochester, NY**



**Property Highlights**

- Convenient access
- Exterior upgrades to building along with common area upgrades, including new marble floor and carpeting
- Ample parking
- Centrally located to the Greater Rochester area and convenient access to I-390, I-90 and I-490

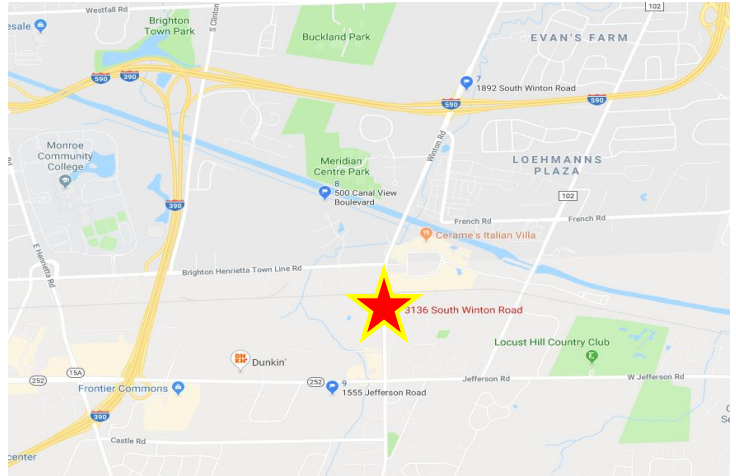
**Space Available**

2 <sup>nd</sup> Floor	1,182 SF (corner suite with 4 offices)
2 <sup>nd</sup> Floor	1,840 SF (BTS raw space with lots of windows)
2 <sup>nd</sup> Floor	8,147 SF (Newly built call center space)
3 <sup>rd</sup> Floor	2,000 SF (corner suite with plenty of windows)

Lease Rate: \$17.00 psf, Modified Gross

**Traffic Counts**

South Winton Road	19,662 AADT
Source	NYS DOT



Demographic	1 Mile	3 Miles	5 Miles
Population	5,561	56,696	186,473
Households	2,728	23,521	78,400
Average Income	\$76,814	\$94,632	\$77,791
Source	ESRI		

For more information, please contact:

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