

61 S. Union Street

Rochester, NY



For Lease / 1,846 ± SF Prime Retail Space – End Cap

WHAT'S
NEXT
IN RETAIL



[PYRAMIDBROKERAGE.COM](https://pyramidbrokerage.com)

David Joseph Angie / Real Estate Salesperson / dangie@pyramidbrokerage.com / 585 248 9426 x 333
James Manilla / Real Estate Salesperson / jcmanilla@pyramidbrokerage.com / 585 248 9426 x 317

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61 S. Union St

Rochester, NY

AVAILABLE SPACE

1,846 SF

PROJECT INCLUDES

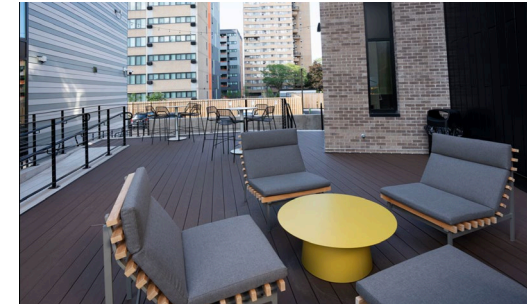
- Expansion of Strong Museum
- Over 200 new apartments & townhomes
- 125 - room Hampton Inn Hotel
- Pedestrian friendly walkways

CO-TENANTS

Fathey Beer Company, Nerdvana, Lila's Bar & Restaurant, Fairpour Coffee Roasters

COMMENTS

- Ample parking available for visitors
- Walkable community
- Strong daytime population



NEIGHBORHOOD DEMOGRAPHICS


POPULATION


MEDIAN
HOUSEHOLD INCOME

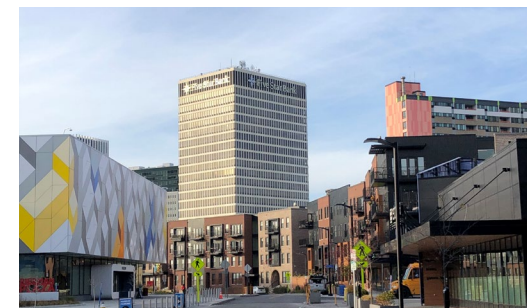
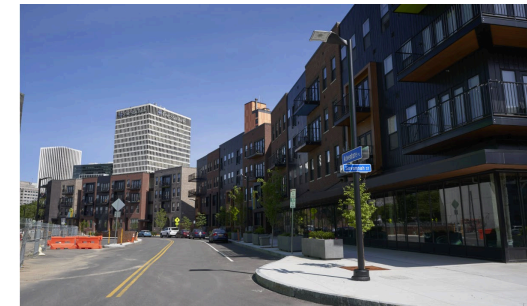
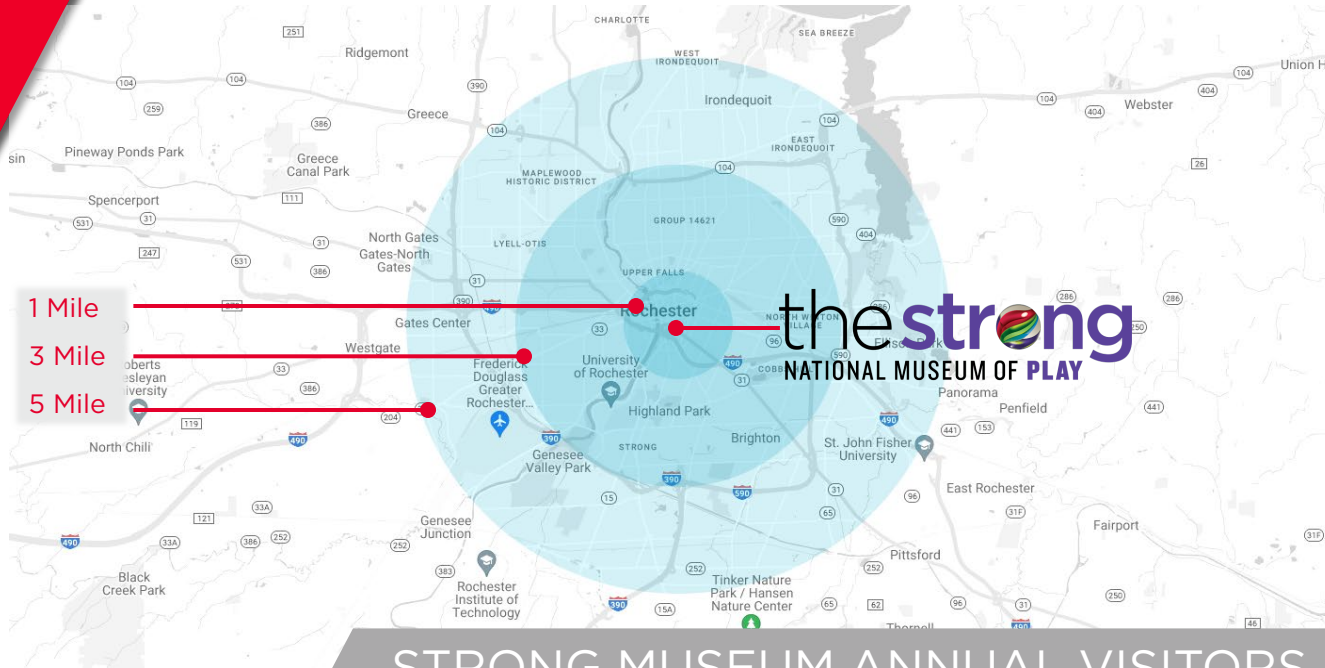

DAYTIME
POPULATION

| | | | |
|---------|---------|----------|---------|
| 1 Mile | 27,626 | \$47,799 | 51,765 |
| 3 Miles | 202,097 | \$45,584 | 257,161 |
| 5 Miles | 305,125 | \$51,737 | 387,027 |

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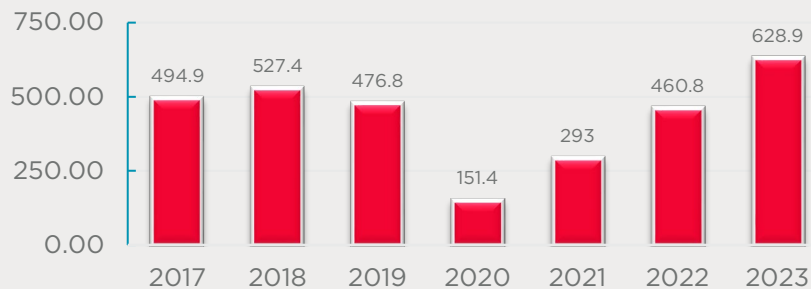
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Strong Museum of Play



STRONG MUSEUM ANNUAL VISITORS

Annual Visits



“ The Strong Museum of play is the #1 attraction in the United States and is the only museum in the world devoted to the study of play “

Source: FamilyFun Magazine

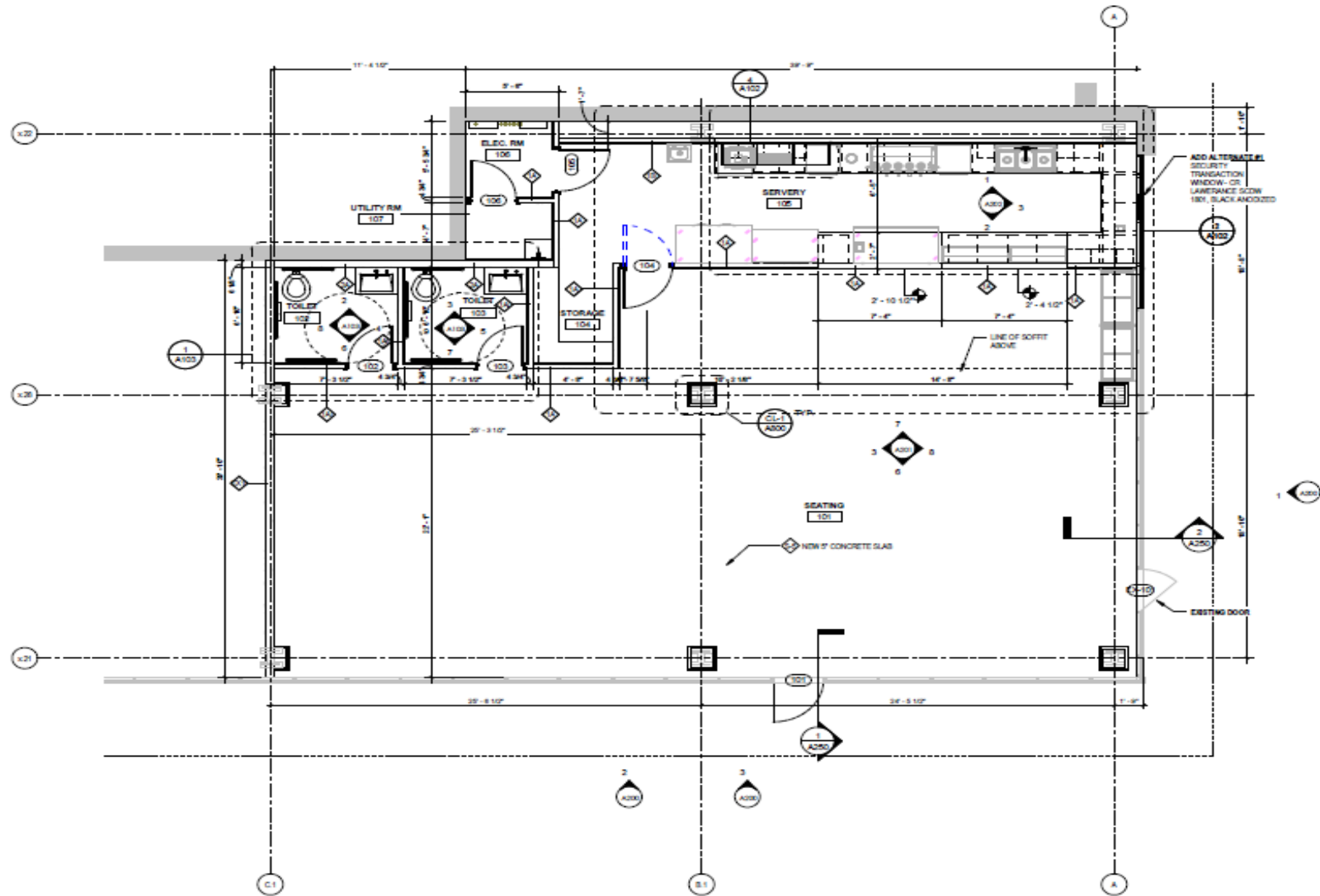
NEIGHBORHOOD MAP



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FLOORPLANS



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