

FOR LEASE
Property Highlights:

- 16,007 SF former NAPA Auto Parts store available for lease on Lake Avenue in Rochester, NY
- Divisible to 8,000 SF, accommodating a range of retail or office users
- Grade level door with ramp access
- Building signage available on Lake Avenue with 17,864 AADT
- Centrally located in the City of Rochester, just north of the Inner Loop
- Strong retail co-tenancy with Aldi, Taco Bell, and ESL Credit Union nearby
- **\$14 gross, all expenses included**

Demographic Summary	1 Mile	3 Miles	5 Miles
Total Population	23,008	182,652	331,275
Total Households	9,331	79,482	146,994
Median HH Income	\$31,494	\$45,453	\$58,185
Average HH Income	\$45,295	\$64,938	\$79,478
Total Businesses	969	7,545	13,546
Median Age	31.9	33.9	37.0


EXCLUSIVE CONTACT

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