

FOR SALE OR LEASE

980 ± SF AVAILABLE

Property Highlights

- Strategically located in a top retail stronghold within Monroe County NY, walking distance to Wegmans, and adjacent to Speedway
- Directly off exit 20 of Interstate-490
- Heavily trafficked area offering excellent visibility
- Lease rate: \$30 per SF
- Sale price available upon request

Traffic Counts

East Avenue 11,777 AADT

South Winton Rd 17,197 AADT

Source: NYS Traffic Data Viewer

Demographic	1 Miles	3 Miles	5 Miles
Population	13,376	119,665	289,138
Households	7,008	59,090	128,429
Median H.H. Income	\$80,228	\$63,166	\$55,776

Source: ESRI



EXCLUSIVE CONTACT

Matthew A. Weinrieb

Real Estate Salesperson

+1 585 248 9426 ext. 316

mweinrieb@pyramidbrokerage.com

250 Willowbrook Office Park

Fairport, New York 14450

+1 585 248 9426

pyramidbrokerage.com