

125 White Spruce Blvd

Rochester, NY



For Lease | Up to 19,492 $\pm$ SF Prime Retail Space | Pad Site Available

Better never settles



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

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125 White Spruce Blvd

Rochester, NY

SPACE AVAILABLE

Space 1: 15,120 ± SF

- Loading Dock
- Open floor plan
- Can be subdivided

Space 2: 4,392 ± SF (Endcap)

- Vanilla shell condition
- Ability for outdoor patio space

Space 3: Pad Site

- Excellent visibility
- Available for ground lease or build to suit

CO-TENANTS

Delmonicos Steakhouse, Chopsticks, Wind Restaurant, Brighton Dental, Spark by Hilton

COMMENTS

- Centrally located shopping center
- Strong demographics and high daytime population
- Close proximity to I-390 expressway
- Less than 5 minutes to Monroe Community College and University of Rochester

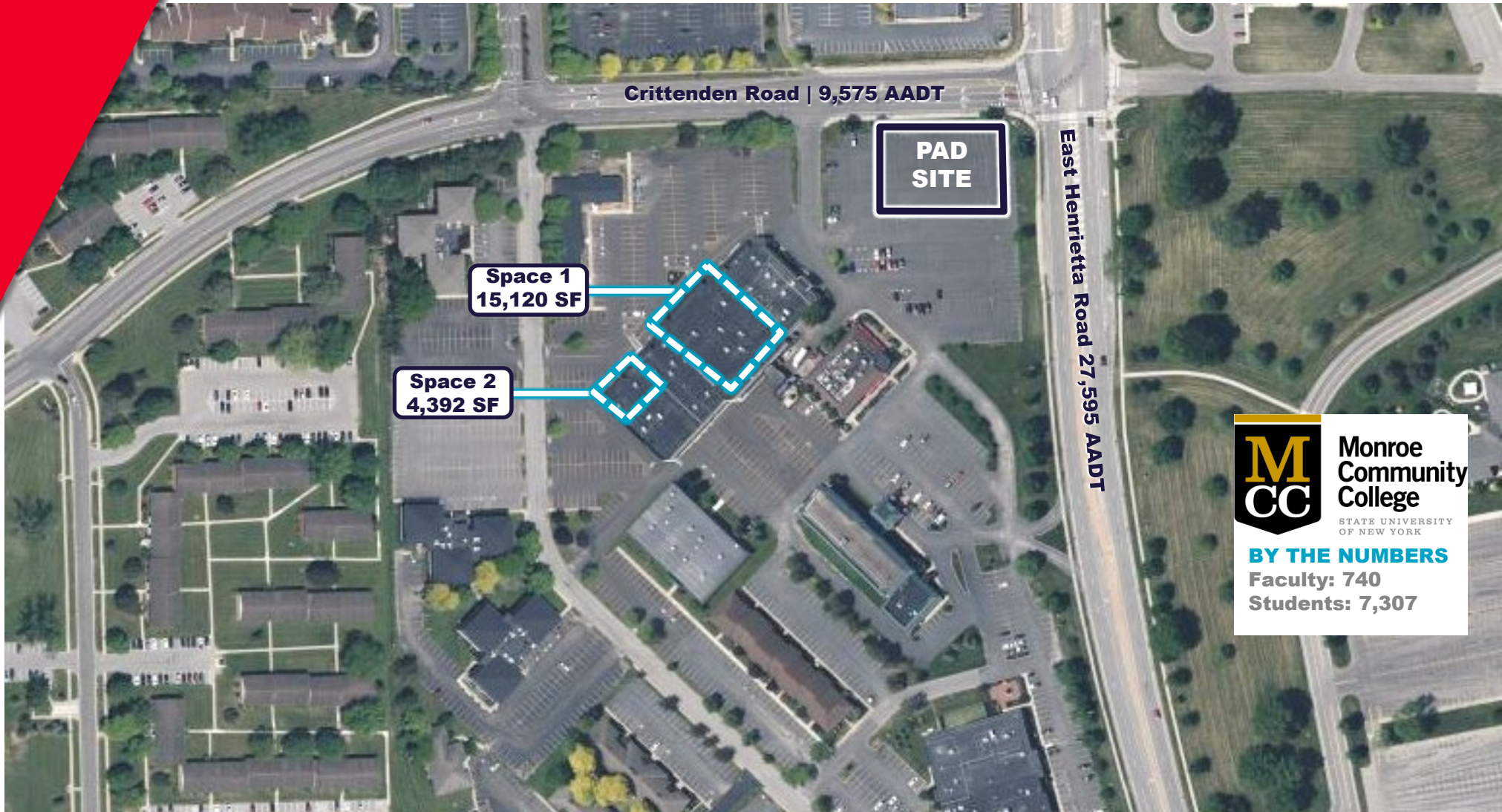
NEIGHBORHOOD DEMOGRAPHICS



	POPULATION	MEDIAN HOUSEHOLD INCOME	TOTAL HOUSEHOLDS
1 Mile	8,611	\$61,126	3,618
3 Miles	82,187	\$70,697	35,489
5 Miles	230,721	\$70,904	98,222



PROPERTY OVERVIEW



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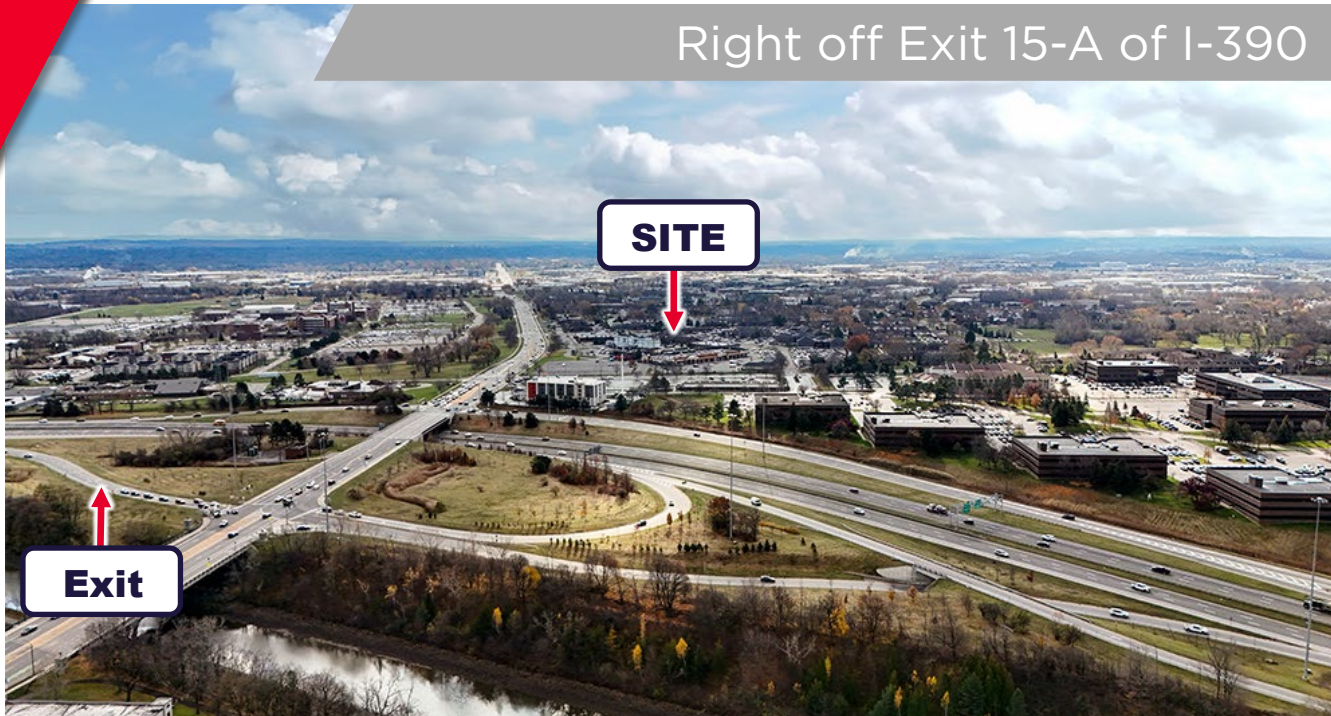
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MARKET AERIAL



PROPERTY PHOTOS

Right off Exit 15-A of I-390



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