



FOR SALE OR LEASE

12,576 ± SF SINGLE TENANT RETAIL | DOUBLE DRIVE-THRU

EXCLUSIVE CONTACT

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4374 Buffalo Road
Market Aerial



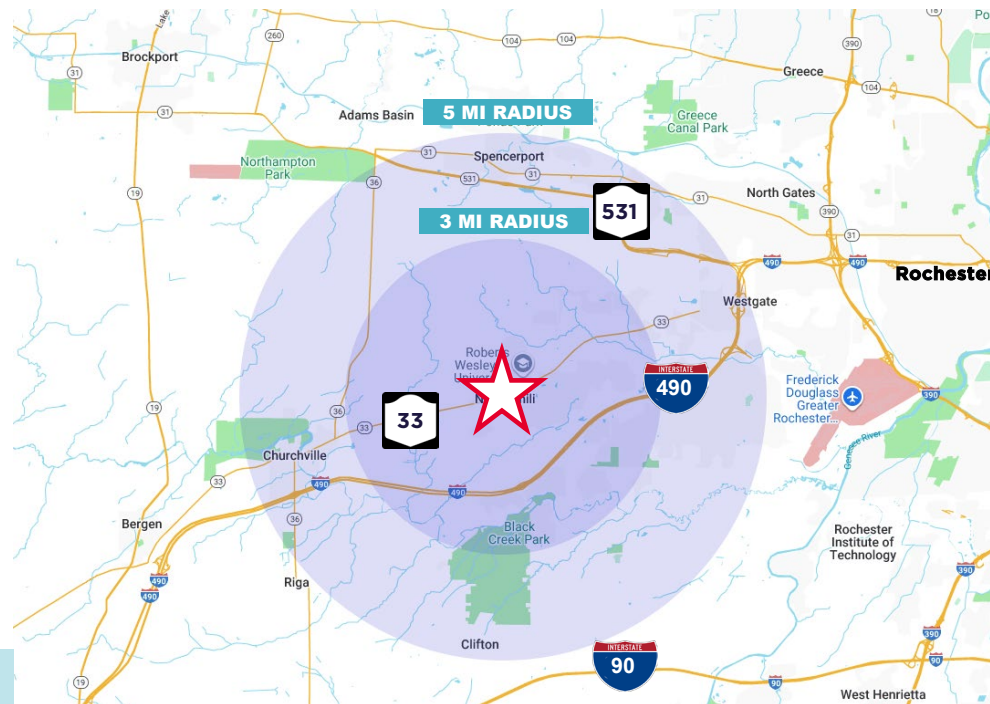
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FREESTANDING OPPORTUNITY

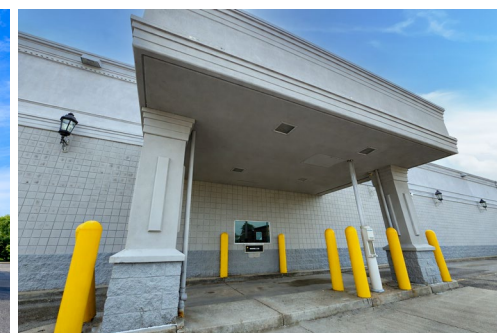
Property Highlights

- ±12,576 SF freestanding former Rite Aid retail building
- Situated on ±1.5 acres at a signalized hard corner
- Double drive-thru configuration
- Strong visibility and frontage along NYS Route 33 (Buffalo Road)
- Located minutes from Roberts Wesleyan University
- Positioned along a major east–west corridor with direct access to the Greater Rochester area
- 1.7 miles to I-490 (Exit 4)
- 54 on-site parking spaces
- Well-suited for medical, retail, or service-oriented users
- Available for lease or sale



Trade Area Demographics

	3 Miles	5 Miles
Population	23,245	53,589
Households	9,659	22,923
Average H.H. Income	\$105,018	\$106,208
Median Age	42.0	43.4
Daytime Population	15,441	45,845
Source:	ESRI	



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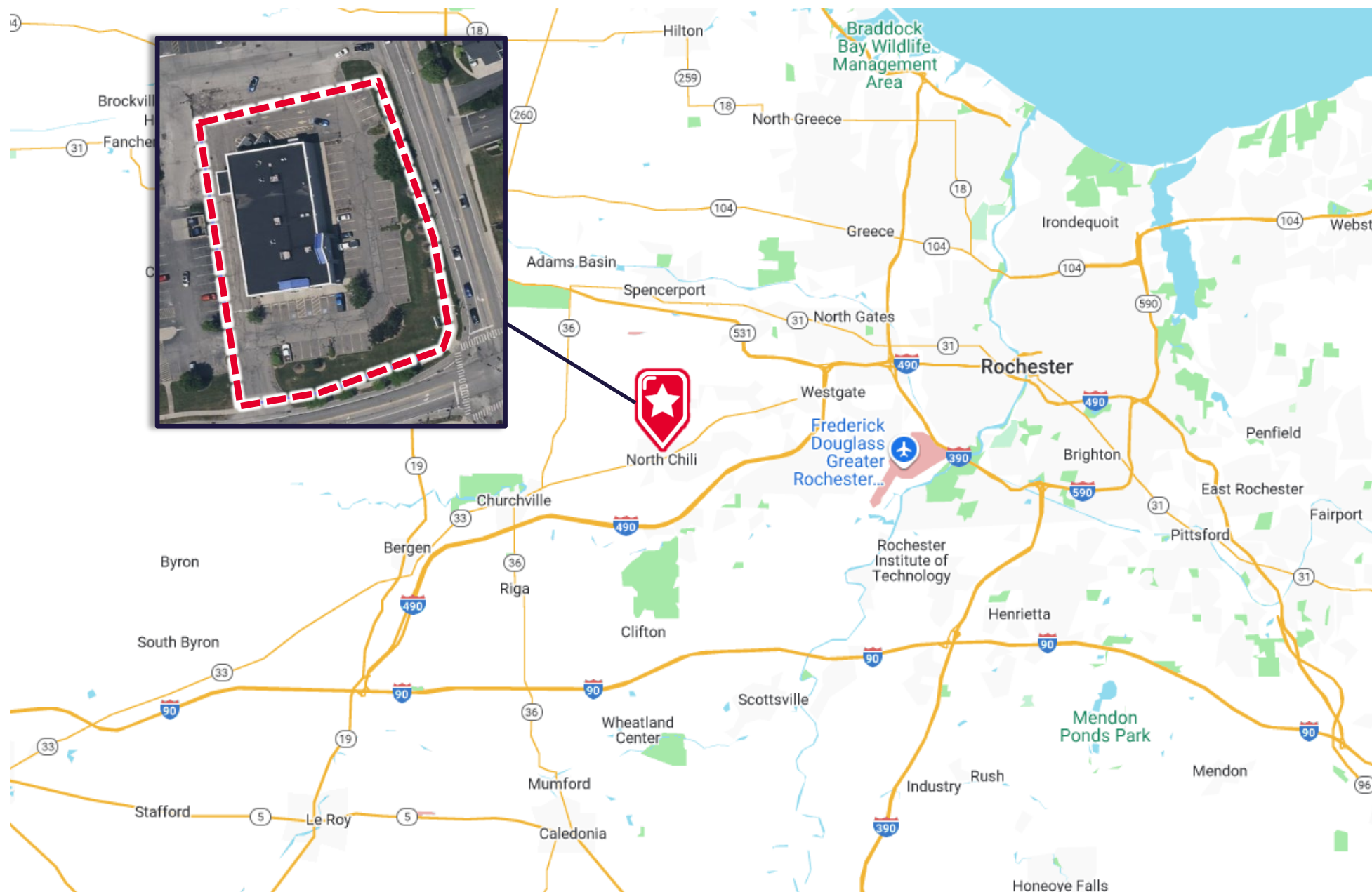


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Location Map



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Local Information



Rochester MSA

Located in upstate New York, Rochester is a vibrant city known for its rich history and educational institutions. Nestled along the southern shore of Lake Ontario, it enjoys a strategic position in the Great Lakes region. The city is renowned for its strong focus on education, home to prestigious institutions such as the University of Rochester and the Rochester Institute of Technology. Rochester is recognized as the birthplace of key industries like photography and optics, and it continues to thrive as a hub of innovation and learning in the northeastern United States.

North Chili NY

North Chili, NY is a well-established suburban trade area within the Town of Chili, serving a dense residential base west of Rochester. Anchored by neighborhood shopping centers and national retailers along Chili Avenue, the area benefits from consistent local traffic, convenient access to I-490, and strong demand for essential retail and service uses. Its central location and suburban demographics make North Chili an attractive market for medical, pharmacy, and community-serving retail tenants.