



**Pyramid Brokerage
Company**

**995 Senator Keating Blvd – Bldg E
Rochester, NY 14618**



FOR SALE

± 63,500 SF MEDICAL OFFICE OPPORTUNITY IN CLINTON CROSSINGS

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FOR SALE
Property Highlights

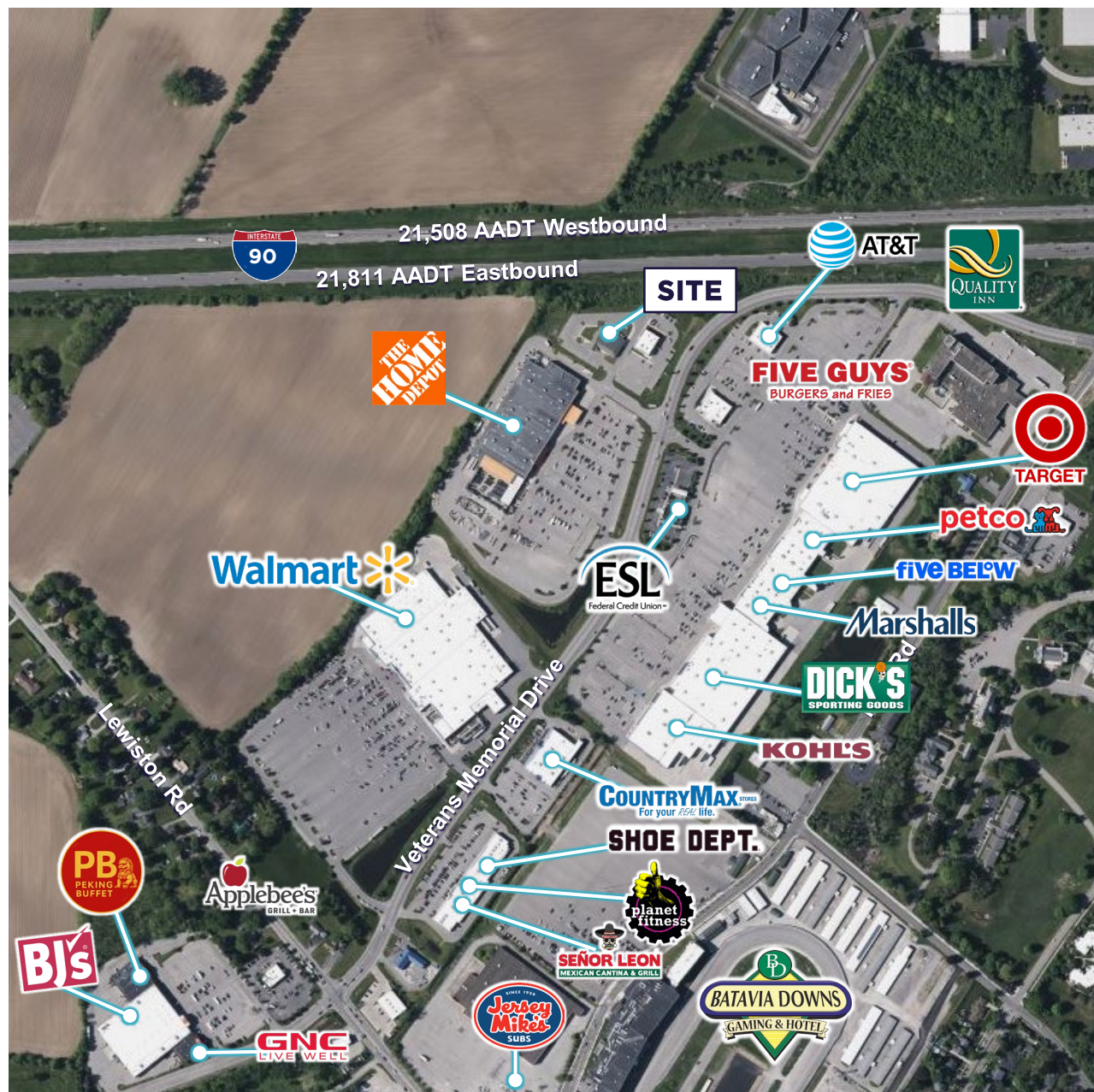
- Former Fresenius Kidney Care facility at 4185 Veterans Memorial Parkway, purpose-built for outpatient medical operations with extensive clinical infrastructure in place
- Covered patient drop-off entrance leading into a reception and check-in area with upgraded finishes, ample natural light, and spacious waiting areas
- Private exam rooms, physician offices, consultation rooms, nurse stations, administrative offices, and an open treatment area throughout
- Built-in casework, sinks, medical cabinetry, and workstations allow for immediate occupancy with minimal retrofit costs
- Dedicated clean and soiled utility rooms, lab/prep areas, storage, equipment rooms, staff lockers, break areas, and ADA-compliant restrooms
- Healthcare-grade finishes with significant plumbing and electrical infrastructure remaining in place
- Well suited for medical office, urgent care, specialty practice, behavioral health, veterinary, wellness, or professional office conversion

Trade Area Demographics	3 Miles	5 Miles
Population	96,241	252,970
Households	45,445	109,315
Median H.H. Income	\$63,935	\$60,369
Median Age	34.4	34.8
Daytime Population	137,324	327,192
Source:	ESRI	

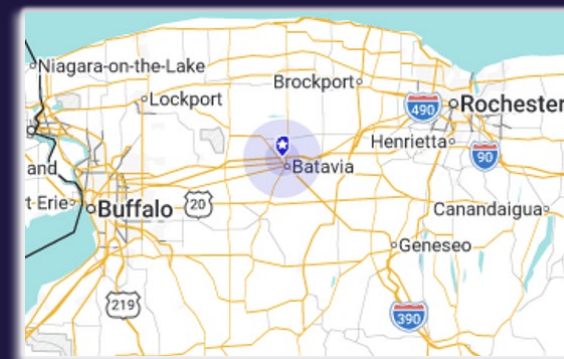


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Location Map



Market Summary



Population

18,050	30,478
3 Miles	7 Miles



Households

18,050	30,478
3 Miles	7 Miles



Median HH Income

\$59,212	\$65,506
3 Miles	7 Miles



Labor Force

8,639	15,349
3 Miles	7 Miles