



FOR SUBLEASE

1,341 ± SF AVAILABLE | PRIME RETAIL W/ DRIVE UP WINDOW

EXCLUSIVE CONTACT

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Property Highlights

- Prime retail location across from Wegmans Lyell Ave commercial corridor.
- 1,341 SF end cap with pick up window lane, newly constructed
- Excellent visibility with strong daily traffic and steady consumer draw
- Surrounded by national retailers, local shops, restaurants, and neighborhood services
- Ideal for retail, service, boutique fitness, medical, or quick-serve concepts
- Strong, stable trade area with consistent demand and long-term growth potential

Significant Major Tenants


KeyBank
Aaron's

**planet
fitness**
DOLLAR TREE
ESL
 Federal Credit Union™

CHASE
home OUTLET
 Kitchens, Baths, Floors & More

FAMILY DOLLAR
 my family, my family dollar.


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Pyramid Brokerage
Company

14 Spencerport Road Demographic Summary and Location Map



74,277
POPULATION
Within 3 Miles



\$76,970
AVG. HH INCOME
Within 3 Miles



30,873
HOUSEHOLDS
Within 3 Miles



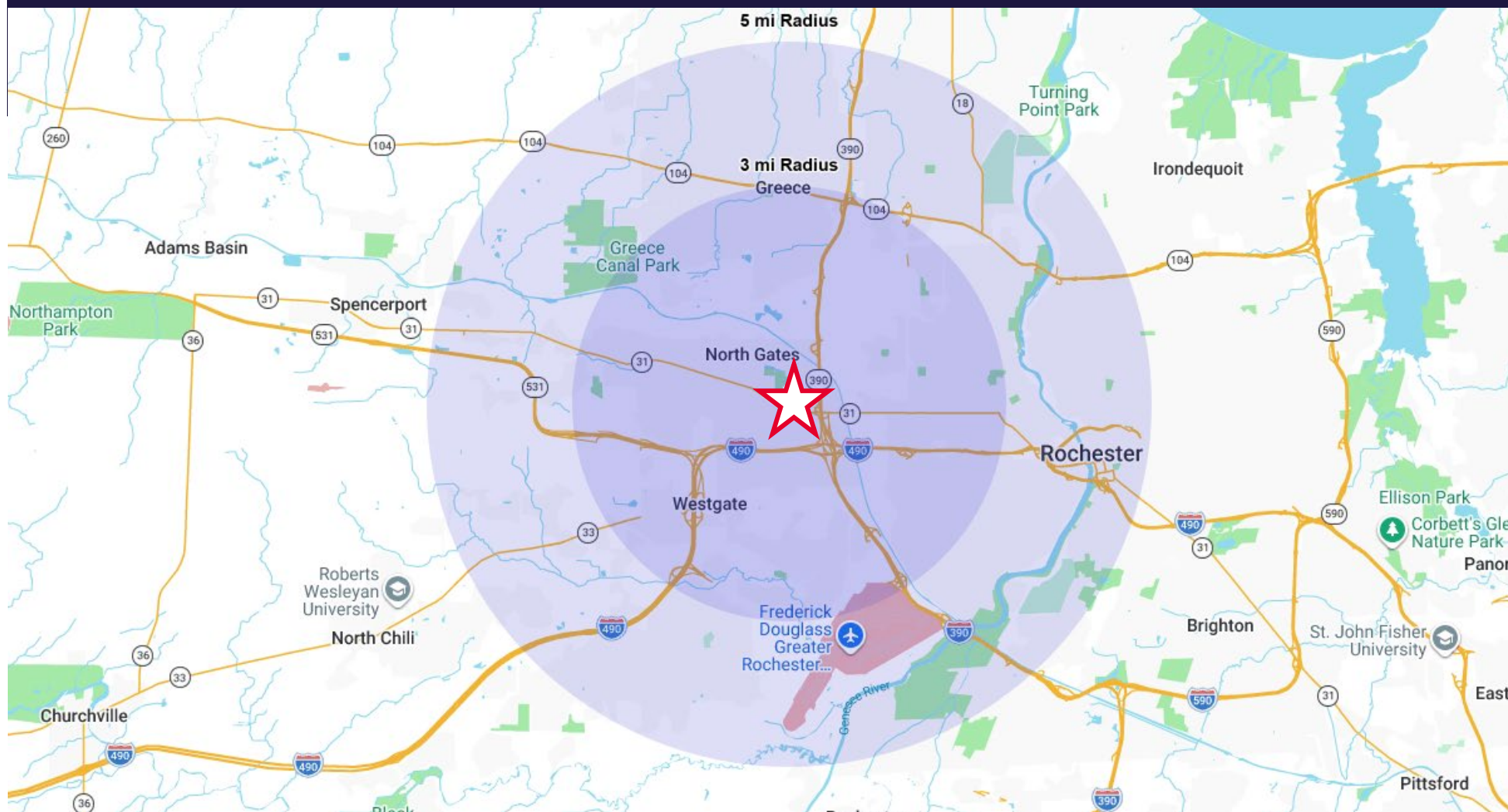
37.9
MEDIAN AGE
Within 3 Miles

236,822
POPULATION
Within 5 Miles

\$79,260
AVG. HH INCOME
Within 5 Miles

100,427
HOUSEHOLDS
Within 5 Miles

36.8
MEDIAN AGE
Within 5 Miles





Market Aerial



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