



FOR SALE OR LEASE

6,612 ± SF PROFESSIONAL OFFICE W/ DEDICATED PARKING LOT

EXCLUSIVE CONTACT

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250 Willowbrook Office Park

Fairport, New York 14450

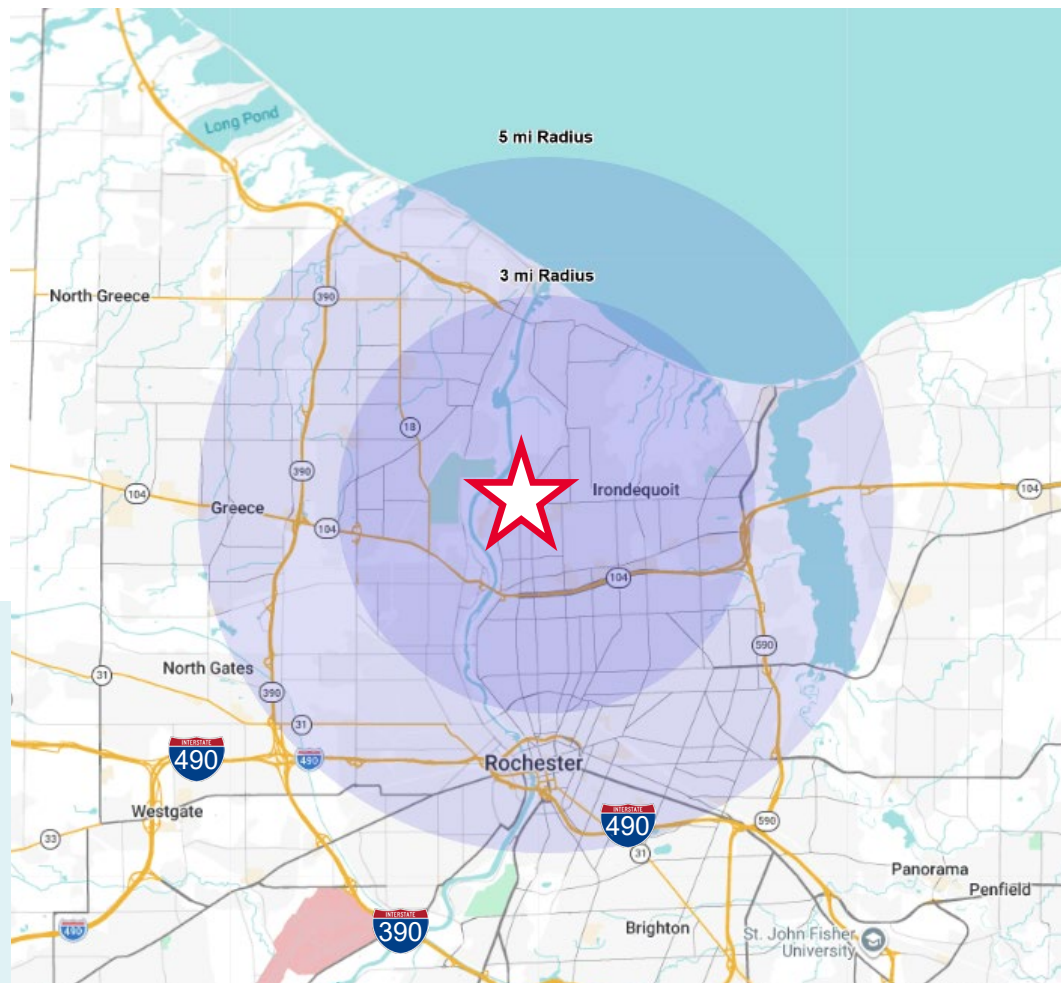
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Property Highlights

- 6,612 SF two-story office building with approximately 3,615 SF of vacant space.
- 3,615 SF second floor availability offers flexibility for single or multi-tenant configurations, or potential owner-occupancy.
- Well suited for professional services, medical, or financial users seeking a clean, move-in ready layout.
- Monument signage on Titus Avenue.
- 40+/- on-site parking spaces with ample ingress and egress on 1.10 acres.
- Prime visibility with easy access and proximity to Ridge Road and Culver Road.
- Built in 1962 with 9-foot ceiling heights throughout.

Workforce Data	3 Miles	5 Miles
Total Population	132,187	281,106
Labor Force	61,568	141,917
Median HH Income	\$54,100	\$56,471
Unemployment Rate 16+	7.6%	6.7%
Bachelors Degree +	25.4%	31.6%
Median Age	38.3	38.0


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**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

425 Titus Avenue
Property Photos

