

WESTMAR PLAZA

2111-2167 BUFFALO ROAD | Rochester, NY



FOR LEASE

1,400 – 5,239 ± SF AVAILABLE | PRIME RETAIL OPPORTUNITY

EXCLUSIVE CONTACT

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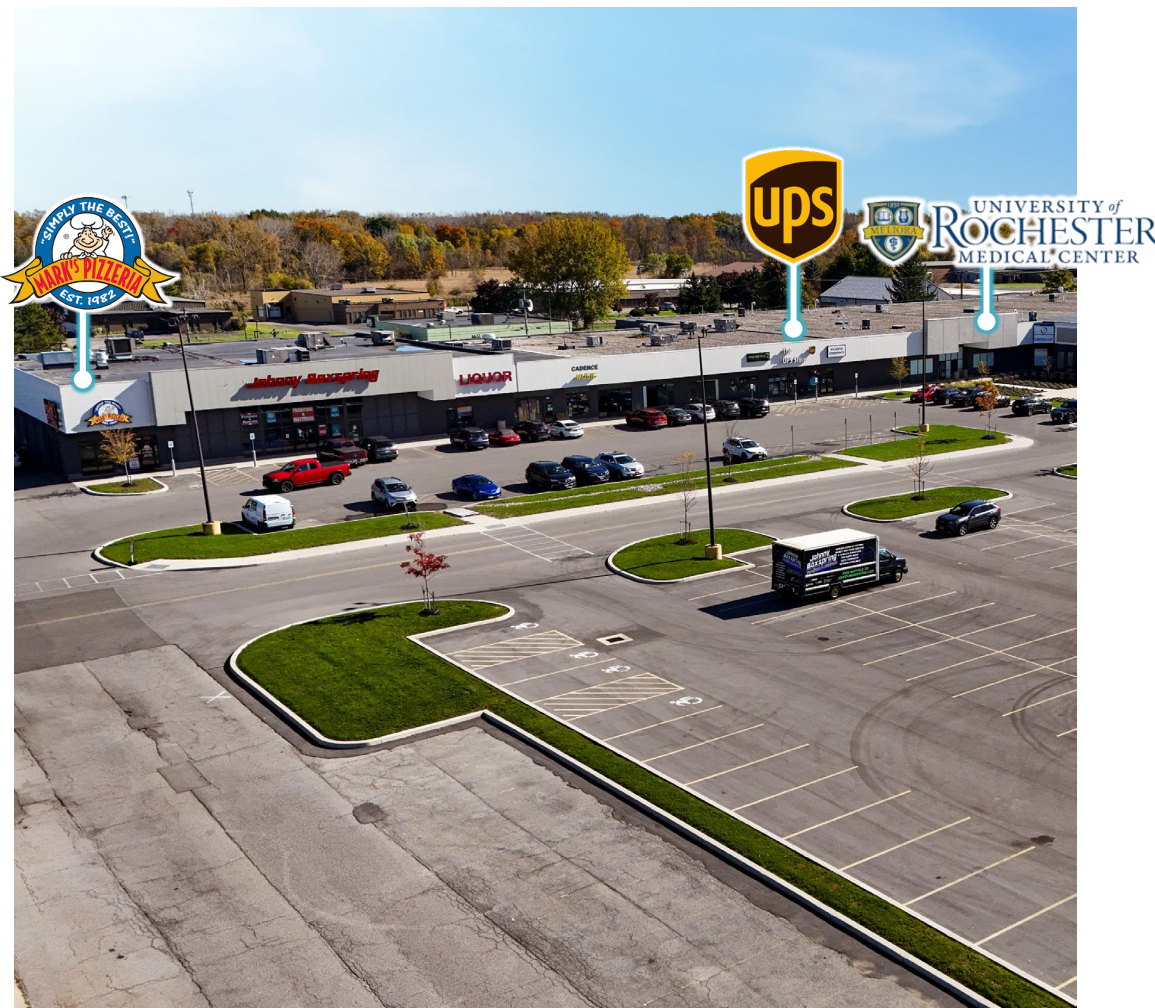
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Property Highlights

- Multi-tenant retail plaza located at the signalized intersection of Buffalo Road and Pixley Road in the Town of Gates.
- Co-tenants include UR Medicine, Mark's Pizzeria, Hertz Rental, UPS, and Extra Space Storage.
- Landlord has recently invested in landscaping and building improvements
- Located in a heavily trafficked commercial corridor near Gates Chili High School, Home Depot, Imax Theater, and the Garden Factory, and less than 0.3 miles from I-490.
- Visits to Westmar Plaza are up 7.7% over a 1 year period and 19.4% over a 2 year period (per Placer.ai)

Available Sites	SF/Acres	Price
Outparcel Space	± 3,058 SF	\$22 / SF / YR
Inline Space	± 5,239 SF	\$10 / SF / YR
Inline Space	± 1,400 SF	\$12 / SF / YR
Inline Space	± 2,301 SF	Please Inquire
Pad Site	1.4 Acres	Please Inquire



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51,699
POPULATION
Within 3 Miles



\$90,890
AVG. HH INCOME
Within 3 Miles



22,630
HOUSEHOLDS
Within 3 Miles



41.6
AVG. AGE
Within 3 Miles

