CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

406-432 Hamlin Clarkson TL Road
Hamlin, NY 14464



FOR LEASE

2,100 TO 4,200 ± SF RETAIL SPACE | HAMLIN, NY

EXCLUSIVE CONTACT

Chris Giunta
Real Estate Salesperson
+1 585 248 9426 ext. 327
cgiunta@pyramidbrokerage.com

Elijah Grant
Real Estate Salesperson
+1 585 248 9426 ext. 326
egrant@pyramidbrokerage.com

250 Willowbrook Office Park
Fairport, New York 14450
+1 585 248 9426
pyramidbrokerage.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

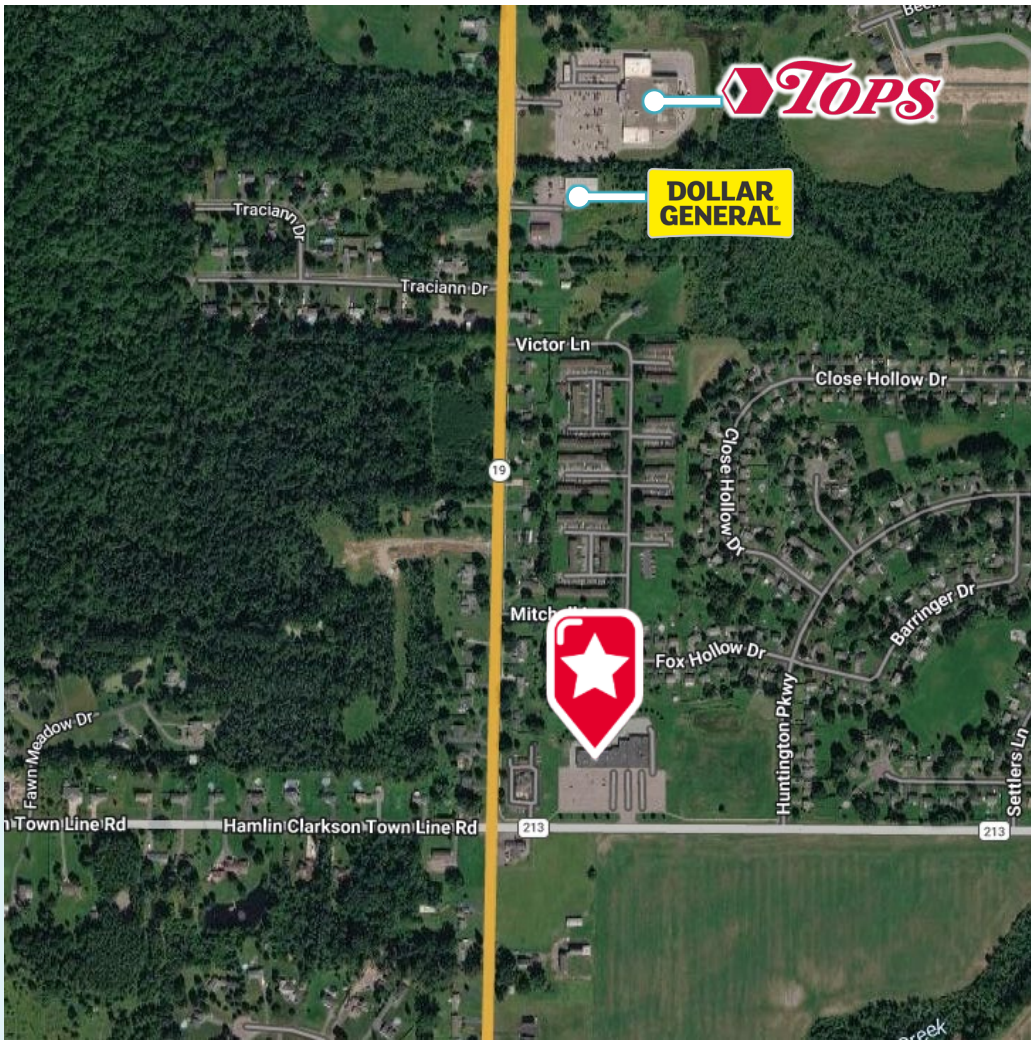
406-432 Hamlin Clarkson TL Road

Property Information

FOR LEASE

Property Highlights:

- Three inline spaces available from ±2,100 to ±4,200 SF in Hamlin Plaza
- Asking $8.00 to $10.00/SF NNN; available now
- Anchored by Dollar Tree, with Mark's Pizzeria and a doctor's office
- One space is second-generation restaurant space
- Route 19 frontage with access from Routes 18, 19 and 104, and direct access to Brockport and the Village of Hamlin
- Near Tops, Dollar General and other convenience-oriented businesses, about six miles from SUNY Brockport



DRIVE TIME & SPACE SUMMARY

Drive Time Summary	
Rt 104 (West Ridge Road)	± 3.8 Miles (6 Min)
SUNY Brockport	± 6.6 Miles (14 Min)
Hamlin Beach State Park	± 8.5 Miles (13 Min)
Downtown Rochester	± 25.3 Miles (32 Min)

Available Spaces	Space Type	Space Size
Suite 416	Inline	± 2,364 SF
Suite 414	Inline	± 2,100 SF
Suite 412	Inline	± 4,200 SF

EXCLUSIVE CONTACT

Elijah Grant
Real Estate Salesperson
+1 585 248 9426 ext. 326
egrant@pyramidbrokerage.com

Chris Giunta
Real Estate Salesperson
+1 585 248 9426 ext. 327
cgiunta@pyramidbrokerage.com

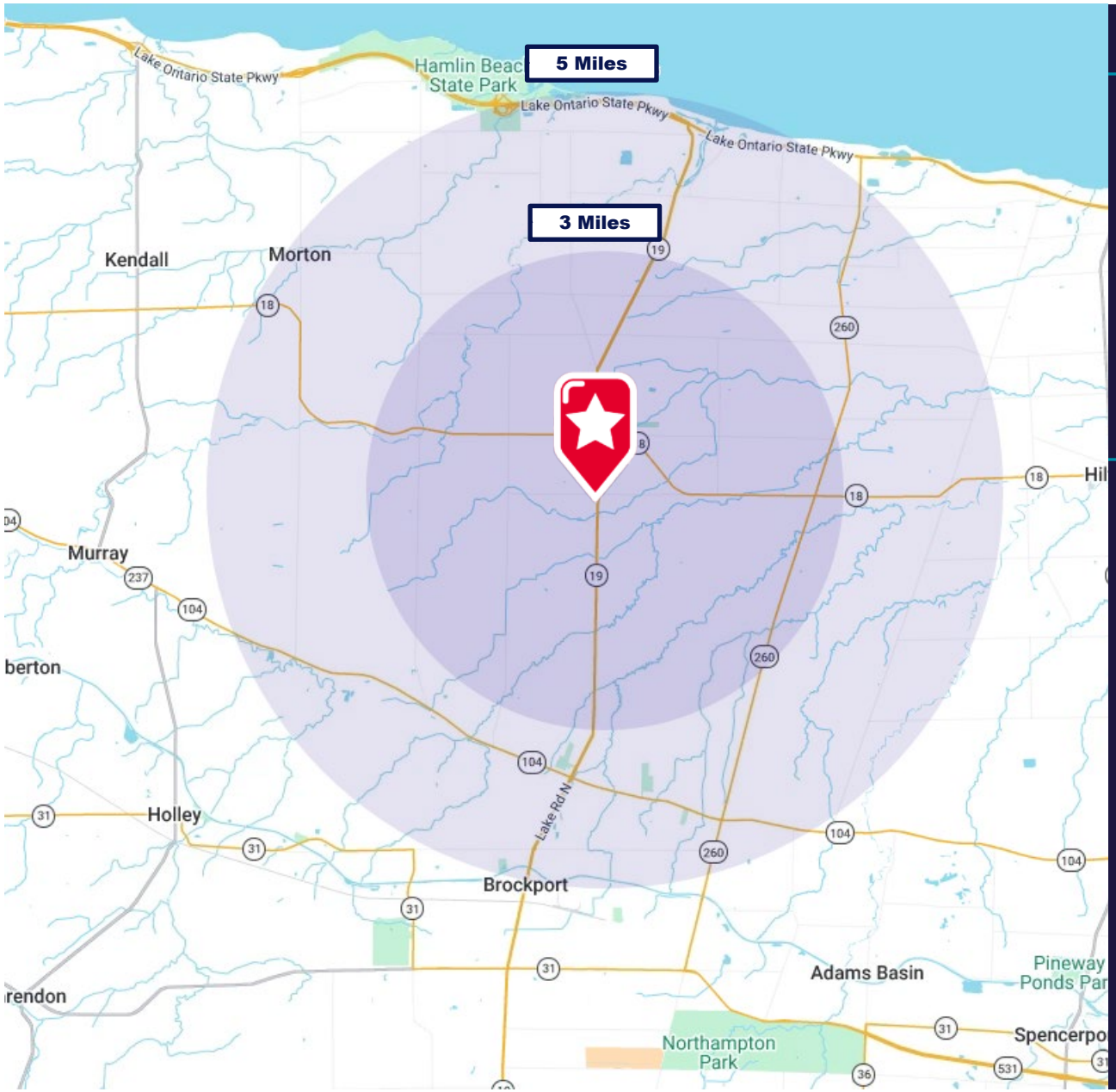
250 Willowbrook Office Park
Fairport, New York 14450
+1 585 248 9426
pyramidbrokerage.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

406-432 Hamlin Clarkson TL Road

Market Overview



Nearby Visitation

Retailer Overview	Annual Visits
Tops (Hamlin)	649.1 K
Dollar Tree	88.3 K
Hamlin Plaza	139.9 K
SUNY Brockport	2.2M
Source:	Placer A.I.

Demographics

Population

3 Miles	5 Miles
8,064	18,887

Households

3 Miles	5 Miles
3,094	7,899

Median HH Income

3 Miles	5 Miles
$87,084	$85,860

Labor Force

3 Miles	5 Miles
3,796	9,708

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.