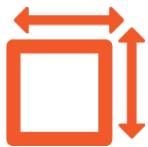


FOR LEASE

2200 PENFIELD RD PENFIELD, NY 14526



1,350
SQUARE FEET



362,066
PEOPLE WITHIN 5 MILES



\$24.00 SF/yr
(NNN) Lease Rate

PROPERTY HIGHLIGHTS

- Neighbors 30,000 SF Rochester Regional Health expansion
- 1.7 acres. Built in 2006
- Signalized access from Route 250

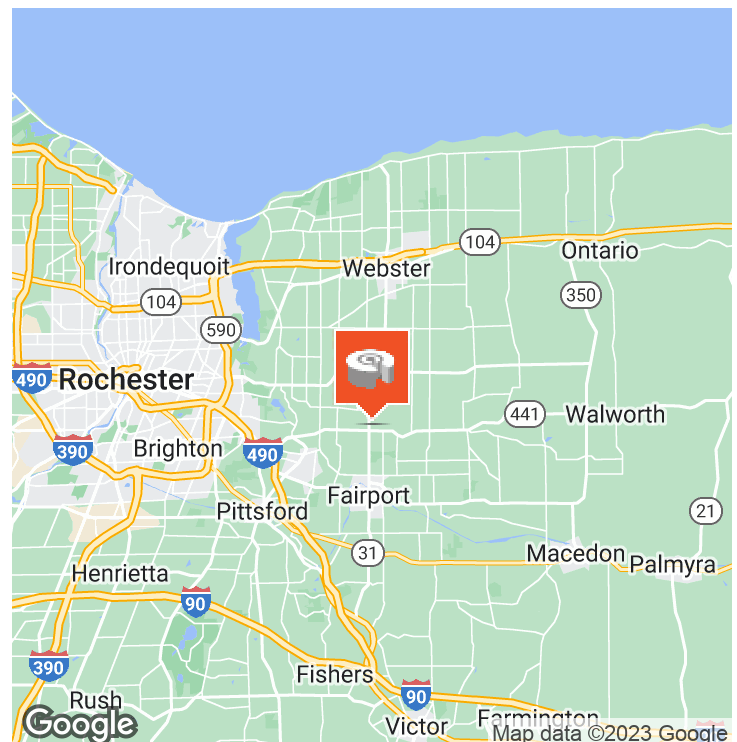
LISTING SUMMARY

Penn-Fair Plaza is a mix of retail, restaurants, and a laboratory testing facility. In 2019 the overall safety, appearance, and customer access were all improved. The entrances from Route 250 are better defined. Curbs define travel ways. Pedestrian sidewalks and crosswalks were all improved.

NEARBY RETAILERS

Rochester Regional Health, Aldi, Starbucks, Walgreens

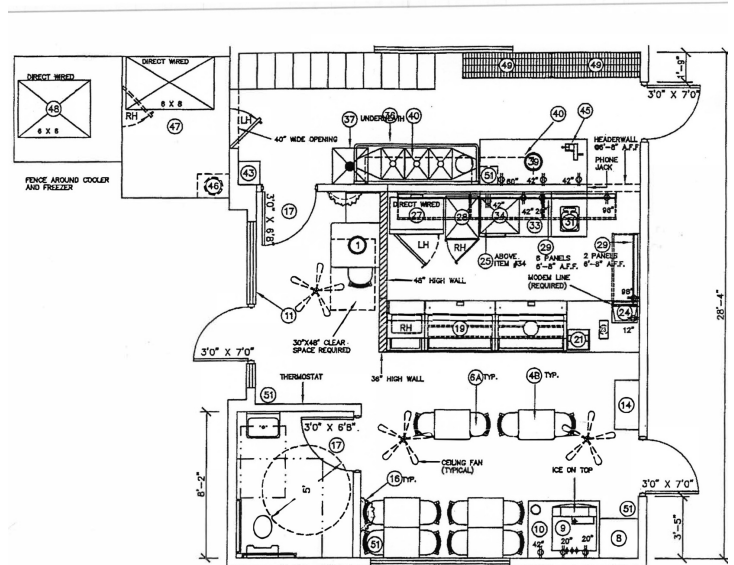
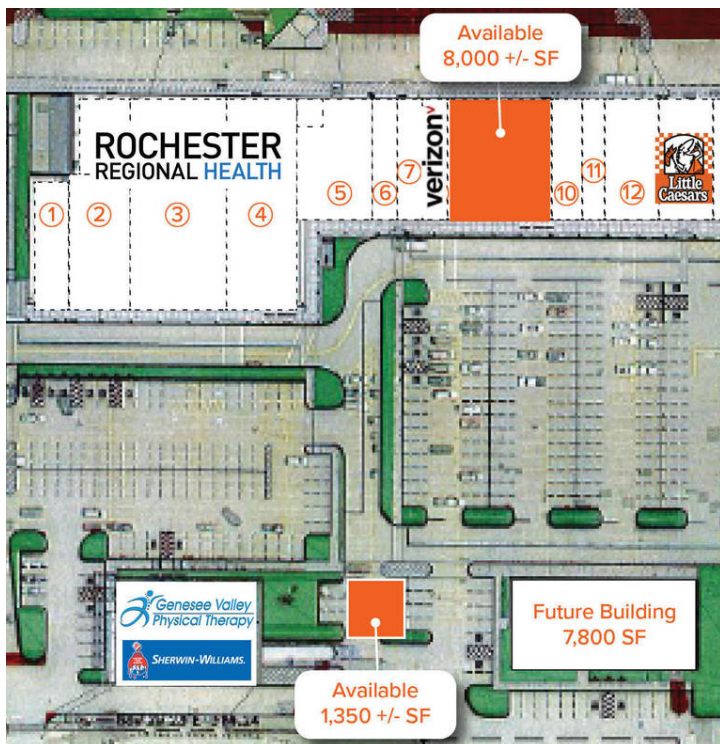
ROCHESTER
REGIONAL HEALTH
Walgreens



FOR LEASE

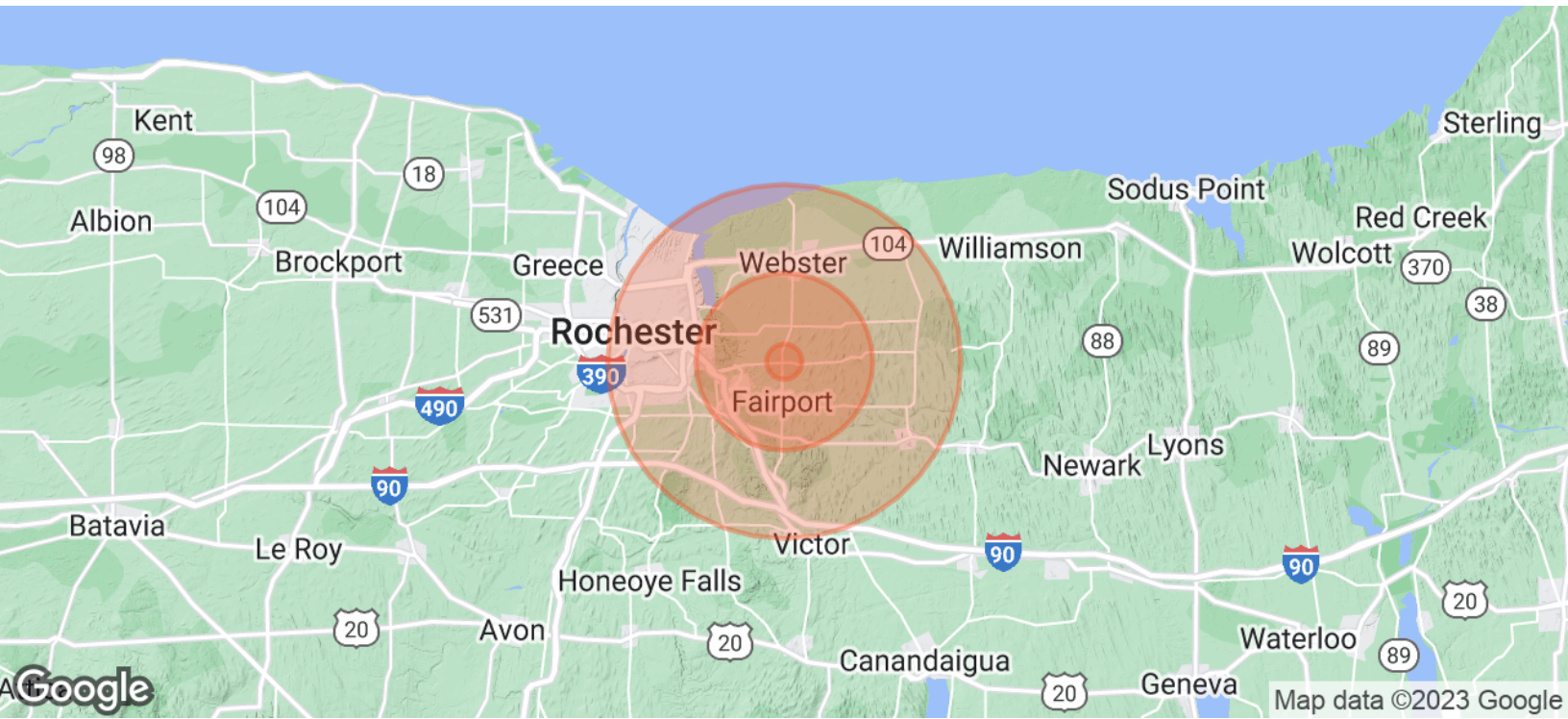
2200 PENFIELD RD PENFIELD, NY 14526

MARKET AERIAL



MARC QUERCIA
Licensed Real Estate Salesperson
585.509.0632
mquercia@caliberbrokerage.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,832	104,298	362,066
Average Age	43.0	42.4	40.8
Average Age (Male)	40.8	41.1	39.6
Average Age (Female)	45.3	43.7	42.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,014	42,196	147,239
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$79,214	\$84,001	\$84,273
Average House Value	\$204,225	\$197,049	\$202,792

* Demographic data derived from 2020 ACS - US Census

MARC QUERCIA
 Licensed Real Estate Salesperson
 585.509.0632
 mquercia@caliberbrokerage.com