

804, 810-846 North Goodman Street, Rochester NY 14609



FOR LEASE | 2 RETAIL SPACES AVAILABLE | GOODMAN PLAZA



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SITE PLAN / GOODMAN PLAZA



TENANT INDEX

1 KIM'S DINER	900 SF	8 LATINA RESTAURANT	938 SF	15 ONE CITY SHOES	2,925 SF
2 836 APPARELS	2,250 SF	9 NEW LAO MARKET	2,380 SF	16 HOLLYWOOD HAIR & BEAUTY	8,080 SF
3 TWIN FISH MARKET	2,450 SF	10 NAILS FOR YOU	2,250 SF	17 HOLLYWOOD HAIR & BEAUTY	3,200 SF
4 CHINESE RESTAURANT	1,600 SF	11 WILLY'S WAY LAUNDROMAT	2,350 SF	18 AVAILABLE	16,996 SF
5 RAY RAY'S LIQUOR	1,400 SF	12 BROADWAY OUTLET	2,400 SF	19 COMMUNITY BANK	10,296 SF
6 TOTAL WIRELESS	1,050 SF	13 FAMILY DOLLAR	17,003 SF		
7 HAPPY CONVENIENCE	1,125 SF	14 AVAILABLE	3,950 SF		

■ AVAILABLE SPACES

SUMMARY / GOODMAN PLAZA



Property Overview

Goodman Plaza, situated in the Beechwood neighborhood of Rochester, is a retail shopping center with 23 units, including longstanding national tenants such as Family Dollar as well as the regional freestanding Community Bank. This property features a freestanding building, several parcels of land, and currently has one in-line vacancy.



Property Highlights

- **Strong Anchor Tenants:** Benefit from stable, national tenants like Family Dollar and Community Bank with a history of success through economic downturns.
- **Development Opportunity:** This investment comes with a vacant land parcel in the back of the center that is 1.03 acres.
- **Excellent Visibility:** Located along North Goodman Street with a traffic count of approximately 14,200 VPD; providing high visibility and easy access for customers.

PRICE

Contact Broker

BUILDING SIZE

83,513 SF

LOT SIZE

1.03 Acres

NO. OF UNITS

23

ANCHOR TENANTS

Family Dollar and Community Bank



STREET AERIAL / GOODMAN PLAZA



Unit 14 - 3,950 SF



Unit 18 - 16,996 SF



40,274

POPULATION (Zipcode 14609 / 2024)



80,792

AVG. HH INCOME (Zipcode 14609 / 2024)



17,785

ESTIMATED HH (Zipcode 14609 / 2024)

STREET AERIAL / GOODMAN PLAZA



GOODMAN PLAZA

FAMILY DOLLAR



- | | | |
|------------------------|-----------------------|--------------------|
| Total Wireless | Sabor Tropical | 836 Apparels |
| Happy Convenience | Nails for you | Chinese Restaurant |
| Donut & Diner | New Laos Market | Ray Ray's Liquor |
| Song's Fish Market | Broadway Outlet | Smoke Shop |
| Willy's Way Laundromat | Hollywood Beauty Shop | One City Inc. |

N GOODMAN STREET / 14,200 VPD



STREET AERIAL / GOODMAN PLAZA



ACDelco

GOODMAN PLAZA


Community
BANK

FAMILY DOLLAR

Total Wireless	Sabor Tropical	836 Apparels
Happy Convenience	Nails for you	Chinese Restaurant
Donut & Diner	New Laos Market	Ray Ray's Liquor
Song's Fish Market	Broadway Outlet	Smoke Shop
Willy's Way Laundromat	Hollywood Beauty Shop	One City Inc.



\$26B	84,000+	8,200+
ANNUAL SALES	# OF EMPLOYEES	# OF STORES IN THE U.S

Family Dollar offers an assortment of merchandise from household cleaners to name brand foods, health and beauty, toys, apparel, and home décor at everyday low prices. The average size of Family Dollar retail stores are approximately 8,500 SF; this relatively small footprint allows the Company to open new stores in many neighborhood locations. Within these markets, the stores are located within shopping centers or as free-standing buildings. Family Dollar was founded in 1959 in Charlotte, North Carolina. Today there are over 8,200 locations and has merged with Dollar Tree, though it will maintain the Family Dollar chain's name. Family Dollar sales are reported in the 2021 Dollar Tree Annual Report and are part of the \$26 Billion reported.



\$15B+	2,900+	200+
TOTAL ASSETS	# OF EMPLOYEES	# OF STORES IN THE U.S

Community Bank started in 1866 when their predecessor, St. Lawrence County National Bank, was chartered and serves the financial needs of their customers. As of 2023, there are over 200+ branches that employ over 2,900 people. Community Bank is a top ranked bank by Forbes 15 years running and gave \$3.7 Million in donations, grants, and scholarships. They have expanded locations into the Northern Tier, Southern Tier, Western New York, Pennsylvania, Vermont, and western Massachusetts. Community Bank, N.A. is the wholly owned national banking subsidiary of Community Financial System, Inc., which is a diversified financial services company that deals with banking, employee benefit services, insurance services, and wealth management.



\$20M	70	2,000+
ANNUAL SALES	# OF EMPLOYEES	# OF STORES IN THE U.S

Total Wireless (formerly Total by Verizon) is a prepaid, no-contract carrier operating on Verizon's 5G network offering unlimited talk, text, and data plans. It serves as a budget-friendly alternative focusing on multi-line family discounts, including 5G access, hotspot capability, and international roaming in Canada/Mexico.