

2,784 SF BUILDING ON 0.53 ACRE PAD SITE FOR LEASE



VENTURE
BROKERAGE GROUP

BayTowne Square

1243 Bay Road

Rochester, NY (Town of Webster) 14580



AVAILABLE OPPORTUNITY

- » FOR LEASE: 2,784 SF pad site on 0.53 acres
- » Existing pediatric urgent care location, Acute Kids Urgent Care, former bank with drive-through & approximately 12 dedicated parking spaces

PROPERTY HIGHLIGHTS

- » Prime location on Empire Boulevard at signalized intersection of Empire Blvd & Bay Rd across from BayTowne Plaza which includes major retailers Walmart, Wegmans, Burlington, Starbucks & more
- » Excellent visibility with building mounted signage available
- » Two points of ingress/egress, shared access with BayTowne Square & neighboring Dollar Tree; accessible from Bay Rd and Empire Blvd
- » Tenants in BayTowne Square include Sleep City, Dunn Tire, Avis Care Rental with AutoZone coming soon to the plaza
- » High Traffic Counts on Empire Boulevard: 25,708 VPD



FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS
Licensed Real Estate Broker
585.615.1102 (c)
Janell@VentureBrokerageGroup.com

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PROPERTY PHOTOS



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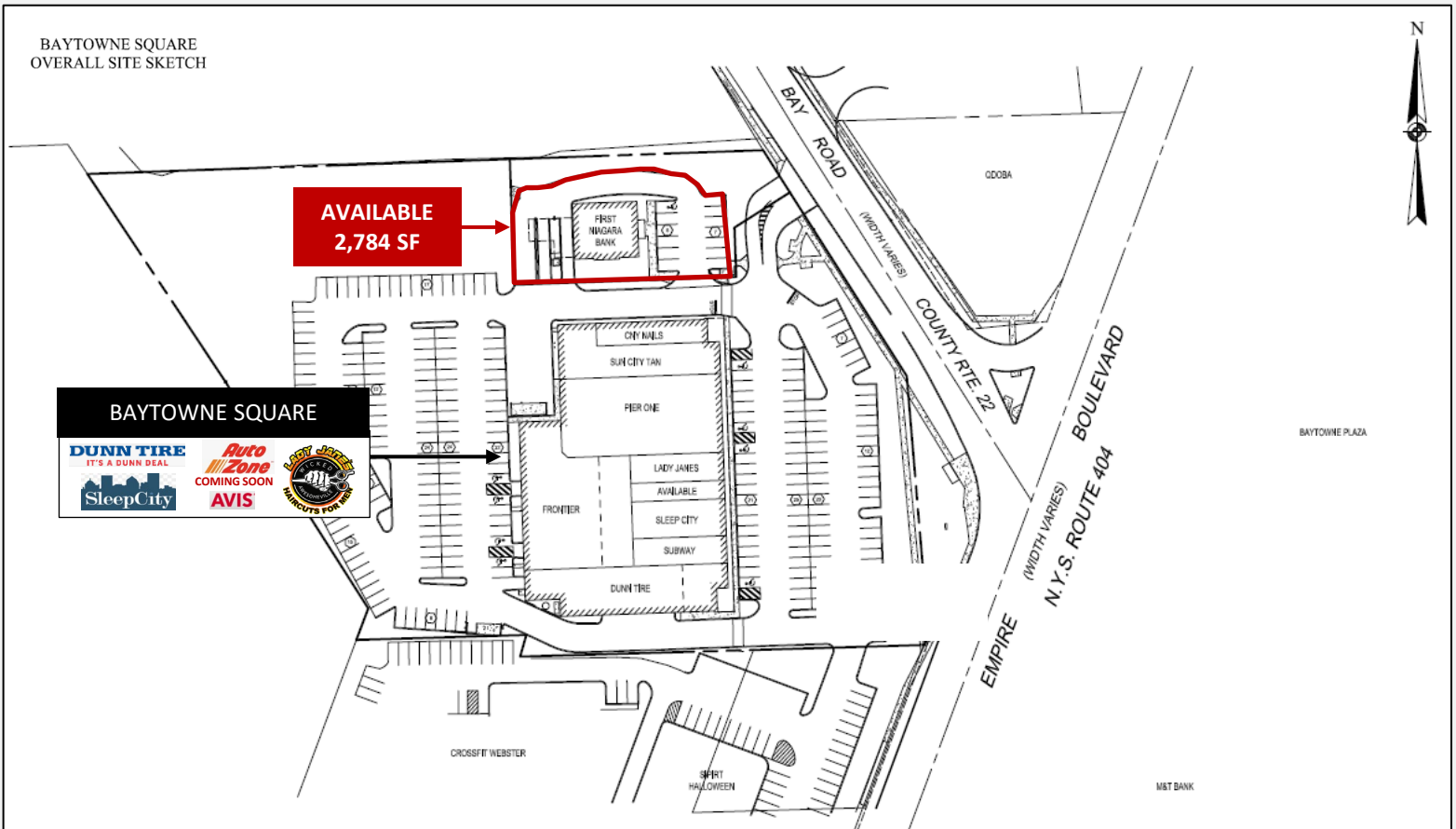
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SITE PLAN



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MARKET AERIAL



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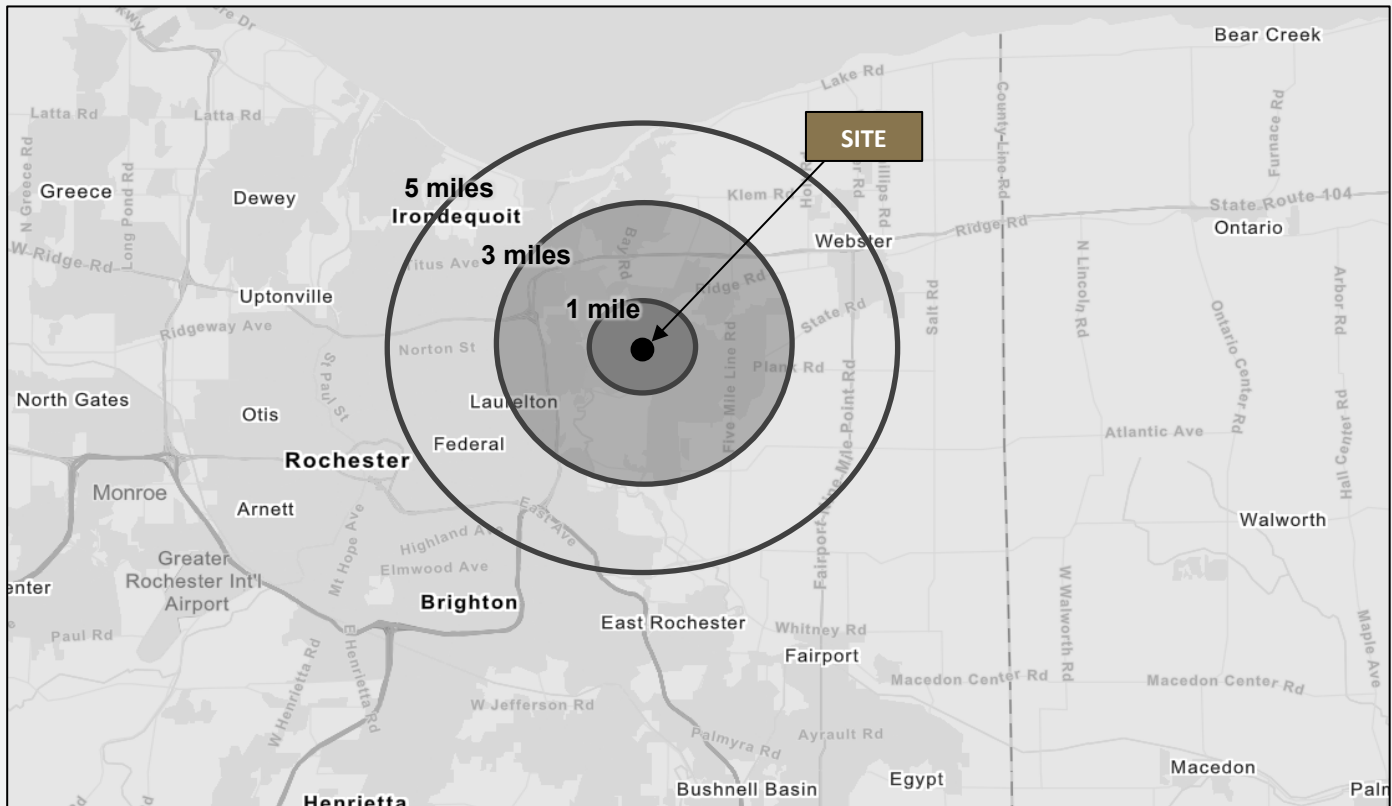
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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	6,175	53,199	178,696
Daytime Population	8,315	43,019	174,319
Households	2,728	23,558	79,007
Average Household Income	\$120,142	\$109,021	\$94,712



1,321
Businesses



16,569
Employees



\$203,684
Median Home Value



45.8
Median Age

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