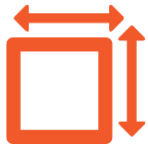


# FOR LEASE

2200 PENFIELD RD PENFIELD, NY 14526



**8,000+/-**  
SQUARE FEET



**362,066**  
PEOPLE WITHIN 5 MILES



**\$24.00 SF/YR**  
(NNN) Lease Rate

## OFFERING SUMMARY

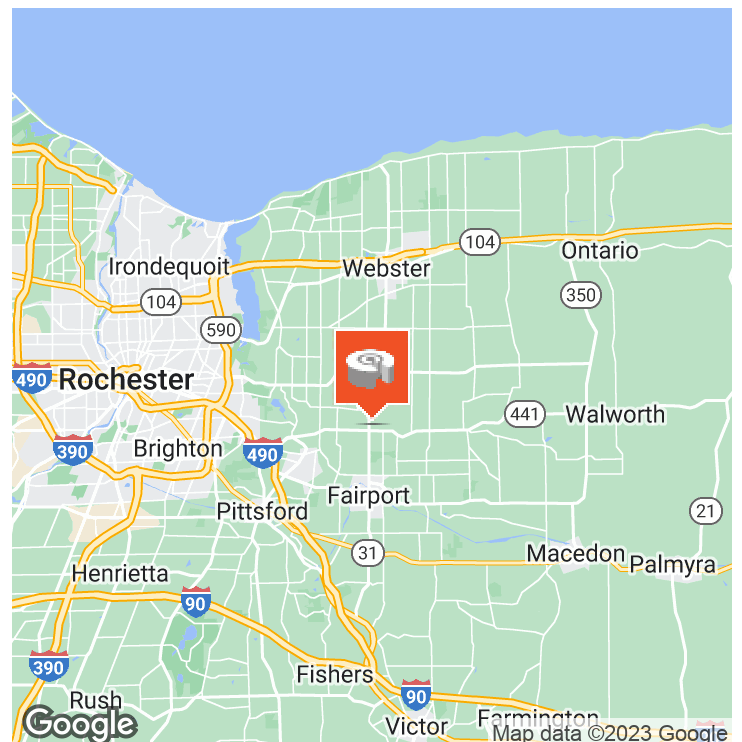
Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	8,000 SF
Building Size:	13,050 SF

## 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



# FOR LEASE

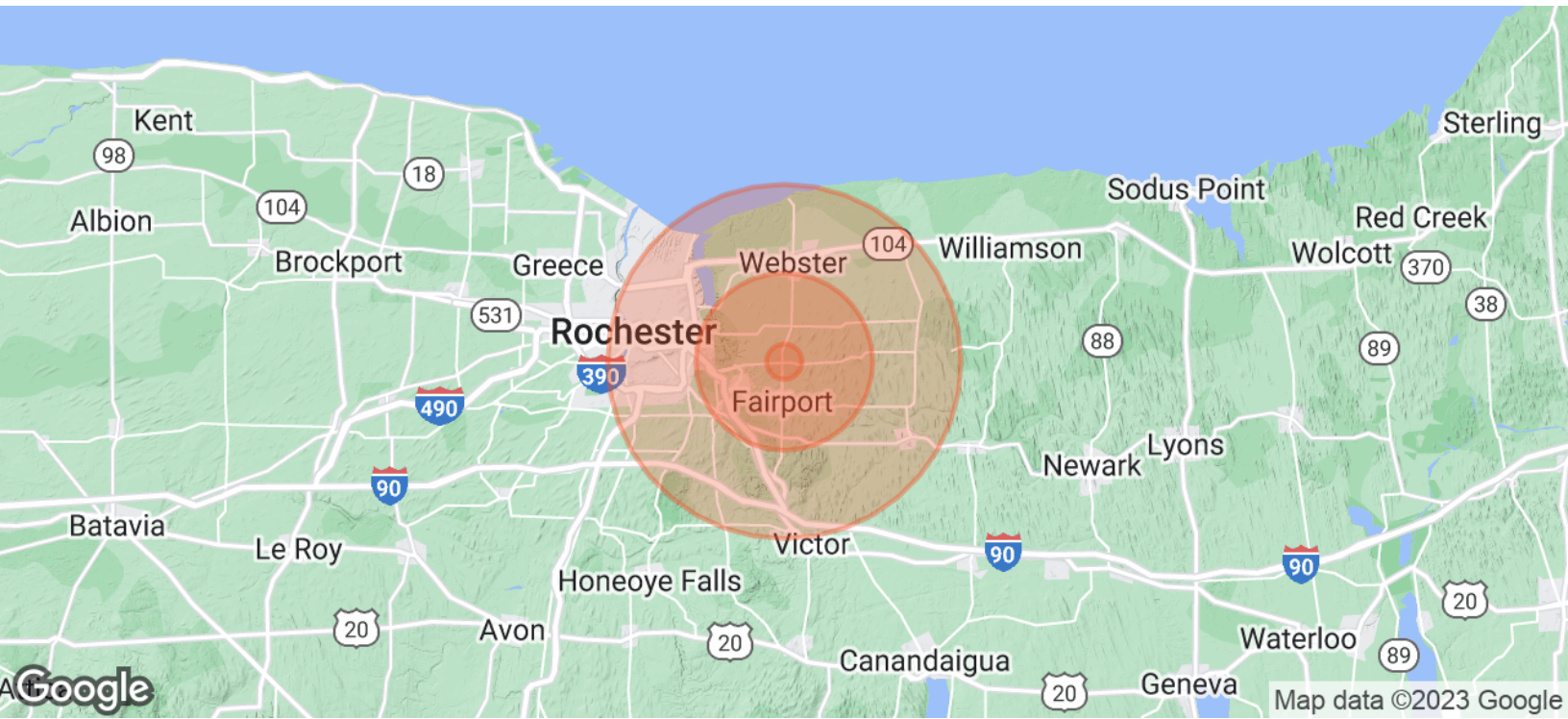
2200 PENFIELD RD PENFIELD, NY 14526

## 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