

# Freestanding Retail Building

1,728 Square Feet

3045 Culver Road  
Irondequoit, New York 14622

Located On High Traffic Corridor



## Offering Overview

Located near the intersection Culver Rd and Ridge Rd in the Irondequoit trade area, 3045 Culver Road is a high visibility, freestanding retail opportunity. Surrounding development includes a strong mix of retail and services with the immediately adjacent parcel slated to welcome a new retail tenant in 2023.

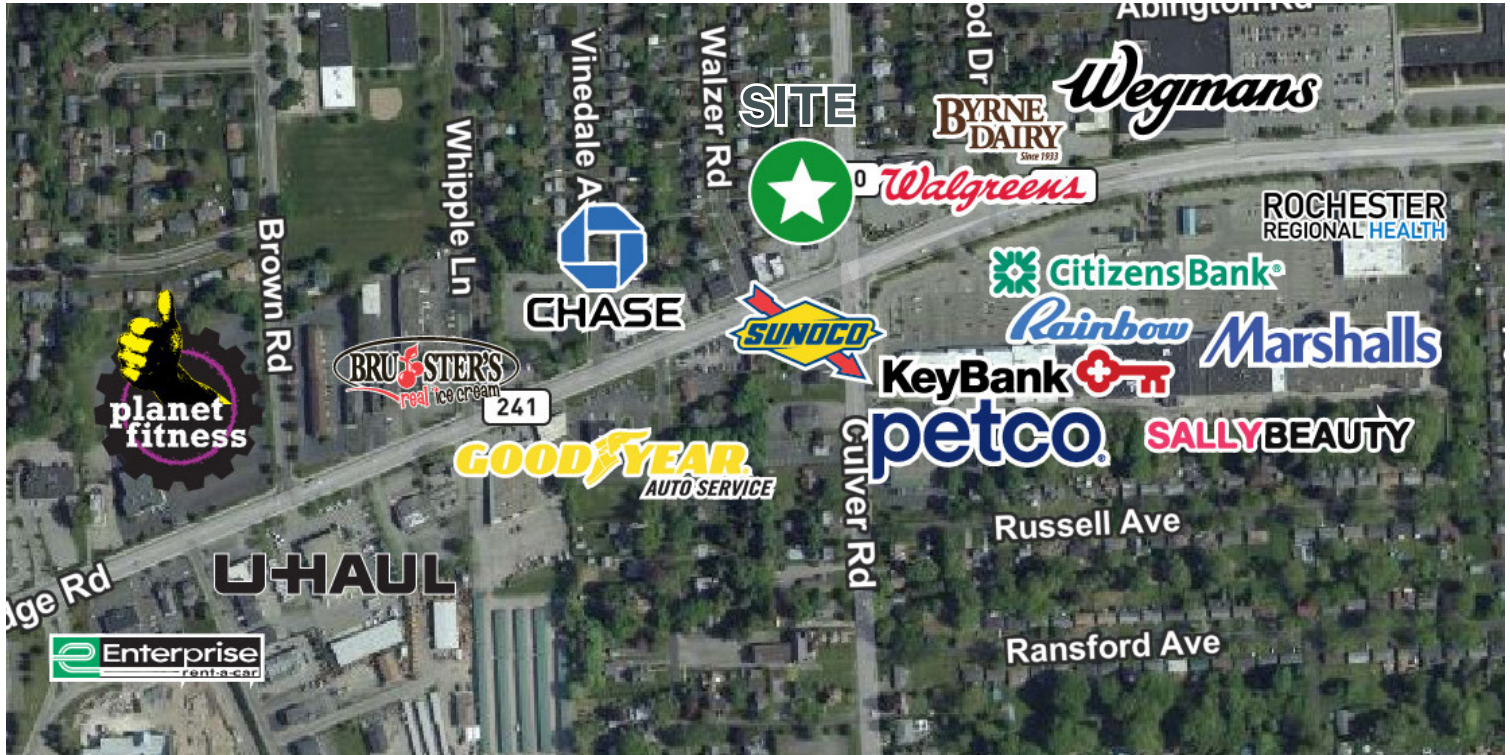
## Offering Details

- + Available For Lease
- + 1,728 Square Feet
- + 0.44 Acres
- + Lease Rate: Negotiable

## Freestanding Retail Building

3045 Culver Road | Irondequoit, NY 14622

For Lease



# Property Overview

- + 1,728 Square Feet Available
- + 0.44 Acre Site
- + 17 Parking Spaces
- + Pylon Sign
- + Surrounded By Strong Mix of Retail & Services
- + Average Daily Traffic Counts (Vehicles Per Day):
  - Culver Rd: 11,941
  - E. Ridge Road: 17,970
  - Route 104: 60,048
- + Lease Rate: Negotiable

## Contact Us

### Jaymes Keenan

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Licensed Real Estate Salesperson

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### CBRE Upstate NY

120 Corporate Woods, Ste 210

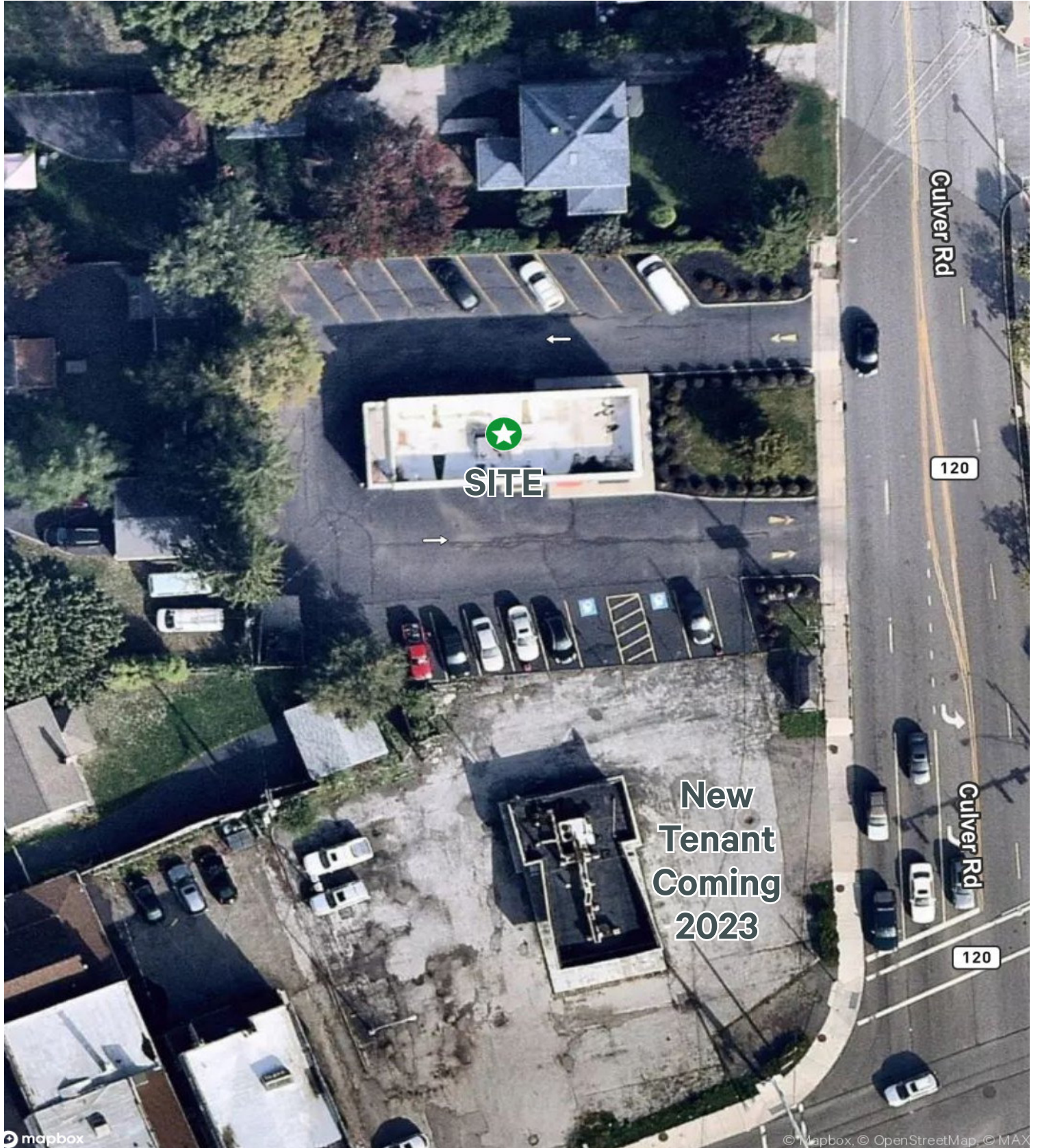
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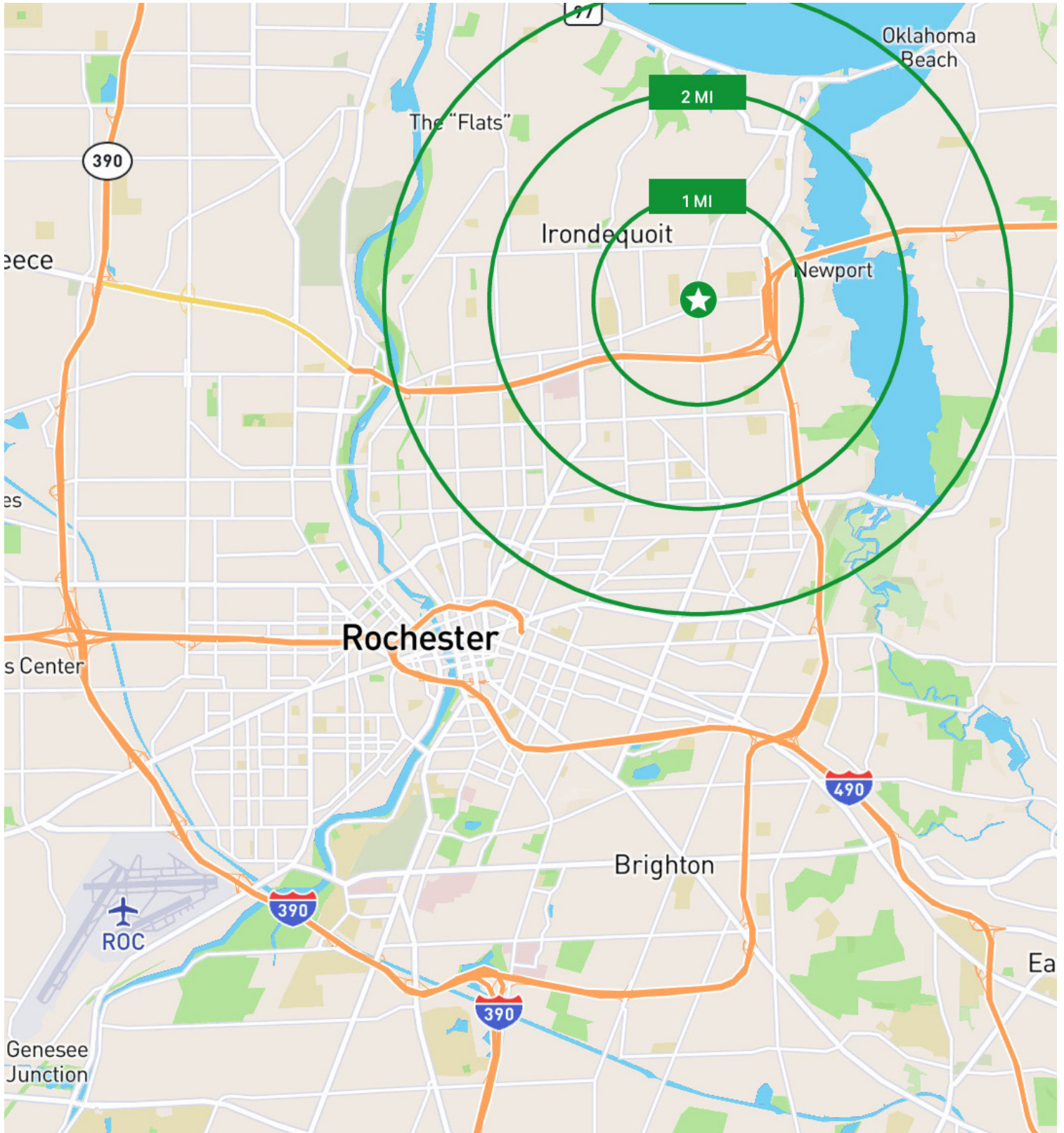
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**Depot Plaza**

999 E Ridge Road | Irondequoit, NY 14621

For Lease



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