

2194 HUDSON AVE

Irondequoit, NY 14617

FOR LEASE | 3,500 SQ. FT. OF RETAIL SPACE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 3,500 SF

Lease Rate: \$16.00 SF/yr (NNN)

Market: Rochester

PROPERTY OVERVIEW

Join the thriving community alongside Aldi! 3,500 square feet of commercial space for lease in Irondequoit, NY. This strategically positioned property not only offers high visibility but also ensures a steady flow of potential customers. For more information please contact the listing Broker.

PROPERTY HIGHLIGHTS

- Great Co Tenant
- Good Visibility

Christopher Farrell

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Barry Feinman

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VF Vanguard-Fine, LLC
Commercial Real Estate Professionals

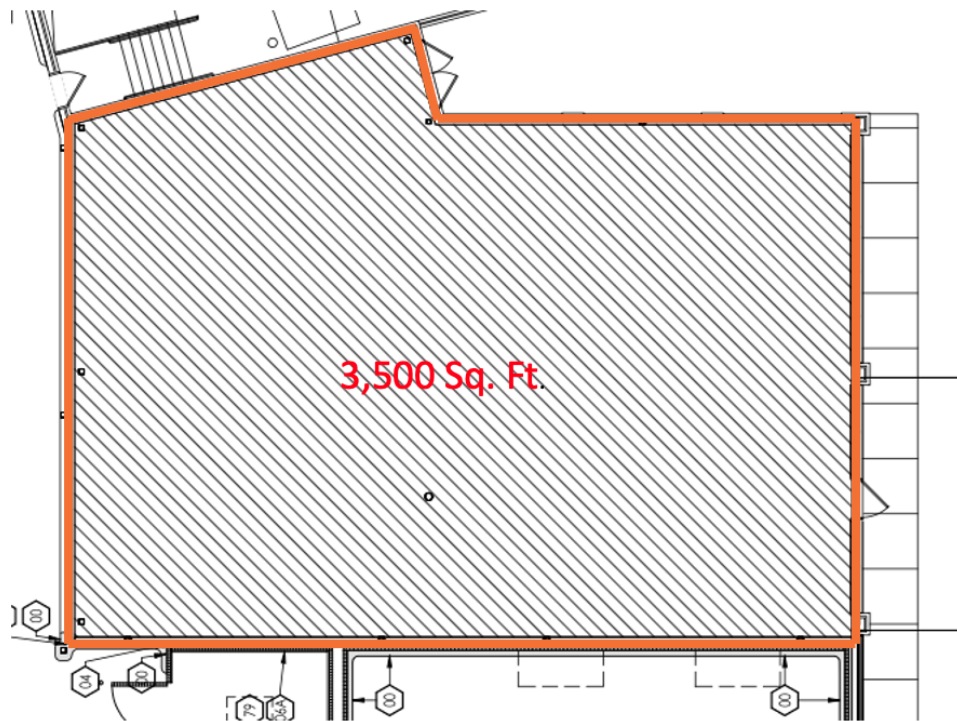
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This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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ADDITIONAL PHOTOS



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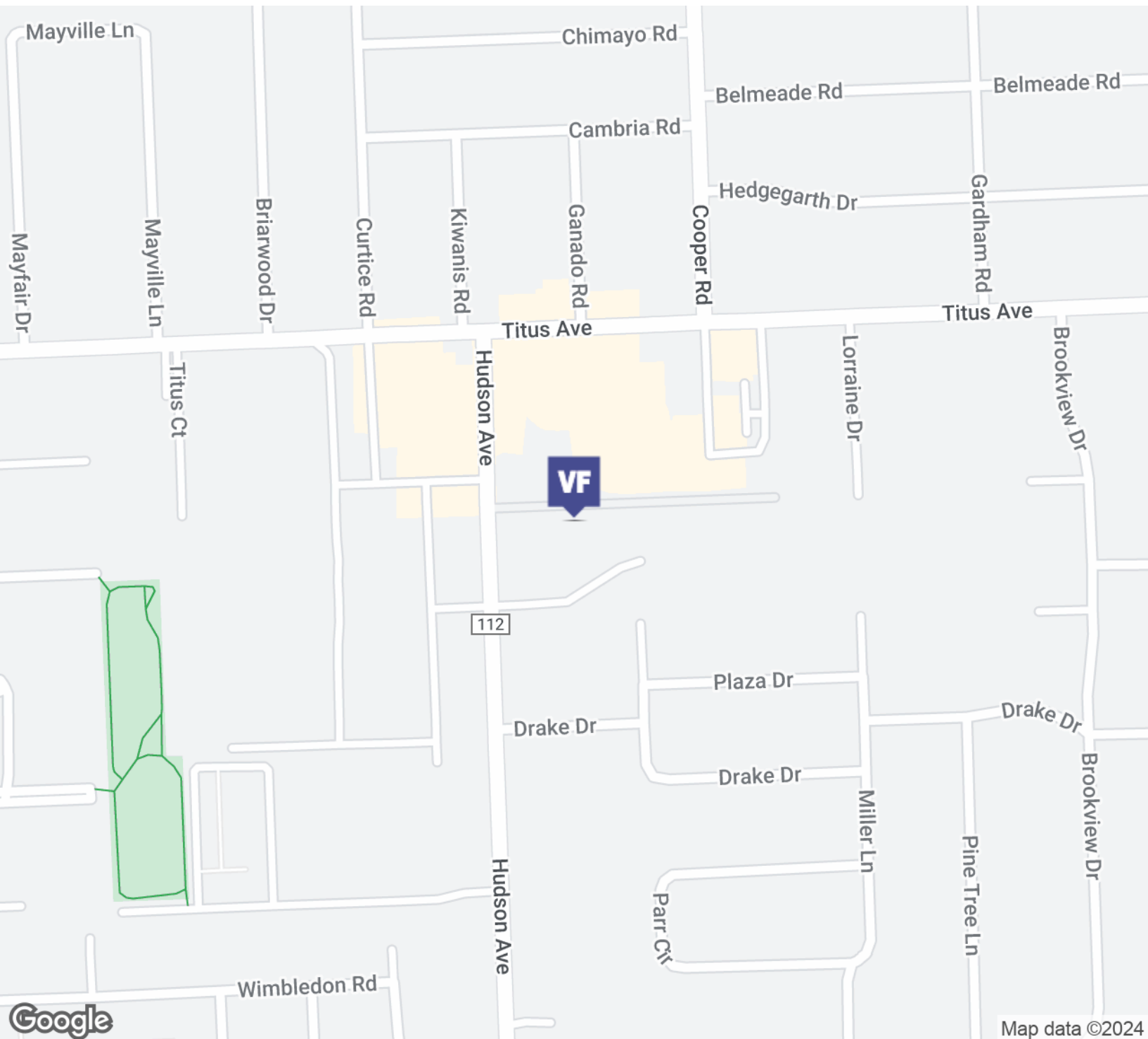
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LOCATION MAP



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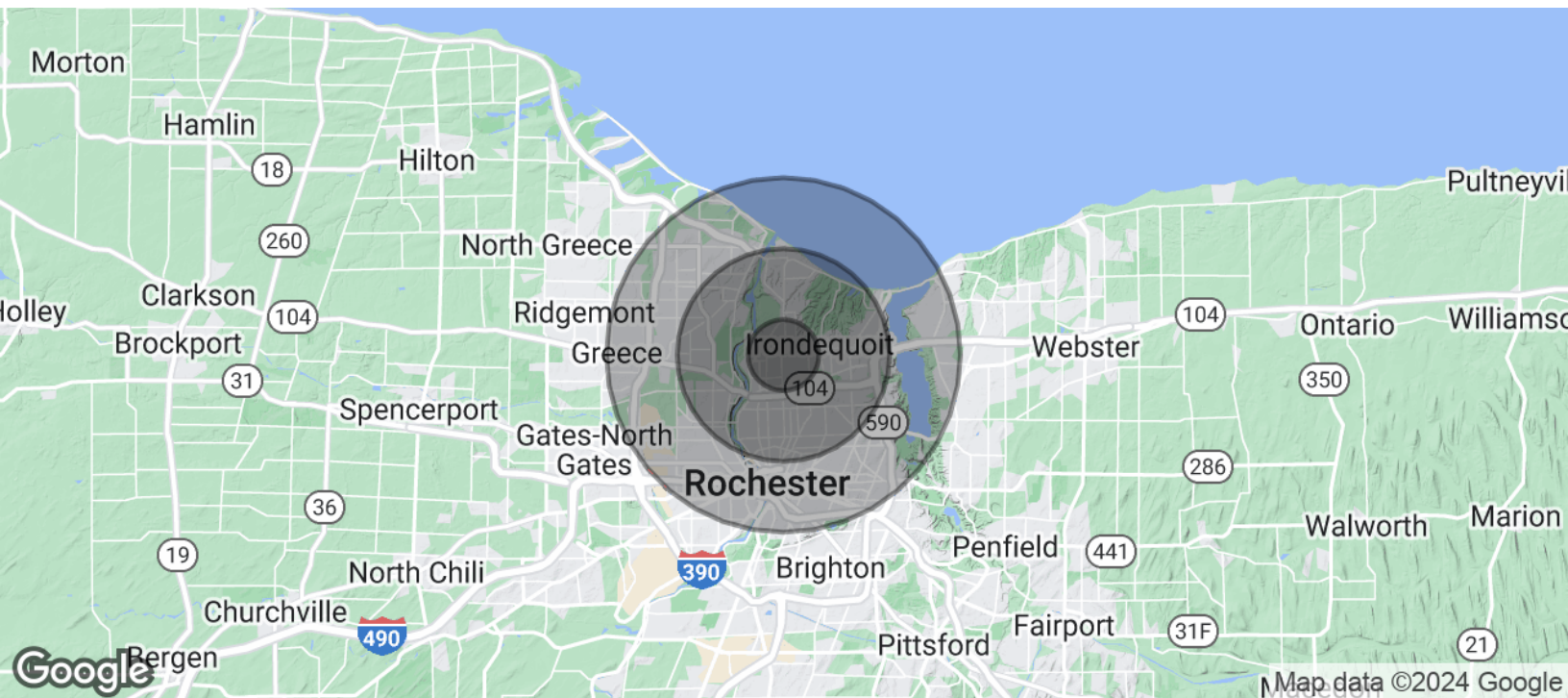
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,297	131,896	324,731
Average Age	42.7	35.3	34.8
Average Age (Male)	40.2	33.1	33.4
Average Age (Female)	44.6	37.3	36.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,104	51,821	136,092
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$65,505	\$46,807	\$46,956
Average House Value	\$92,123	\$113,692	\$123,516

* Demographic data derived from 2020 ACS - US Census

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