

HAIRPORT

2032 East Ridge Road, Rochester, NY 14622



OFFERING SUMMARY

SALE PRICE:	\$215,000
LOT SIZE:	0.2 Acres
BUILDING SIZE:	2,436
ZONING:	00
MARKET:	Greater Rochester
SUBMARKET:	Rochester
PRICE / SF:	\$88.26

PROPERTY OVERVIEW

LOCATION LOCATION LOCATION! After 42 years, this well established salon is looking for it's new owner. Building and business have been very well maintained and have a loyal customer base. Current set up includes 6 styling chairs, 6 dryers and 3 wash stations, office, kitchen/mix area and full upstairs suite that was former living quarters. Property offers high visibility on E Ridge Rd along with plentiful private parking. Business and equipment available for additional purchase.

PROPERTY HIGHLIGHTS

- LOCATION LOCATION LOCATION
- High traffic count
- Long established salon
- Private parking
- Turn-key operation

KELLER WILLIAMS REALTY GREATER ROCHESTER
2000 Winton Road South,
Bldg 1, Ste 201
Rochester, NY 14618

DARA RENNERT
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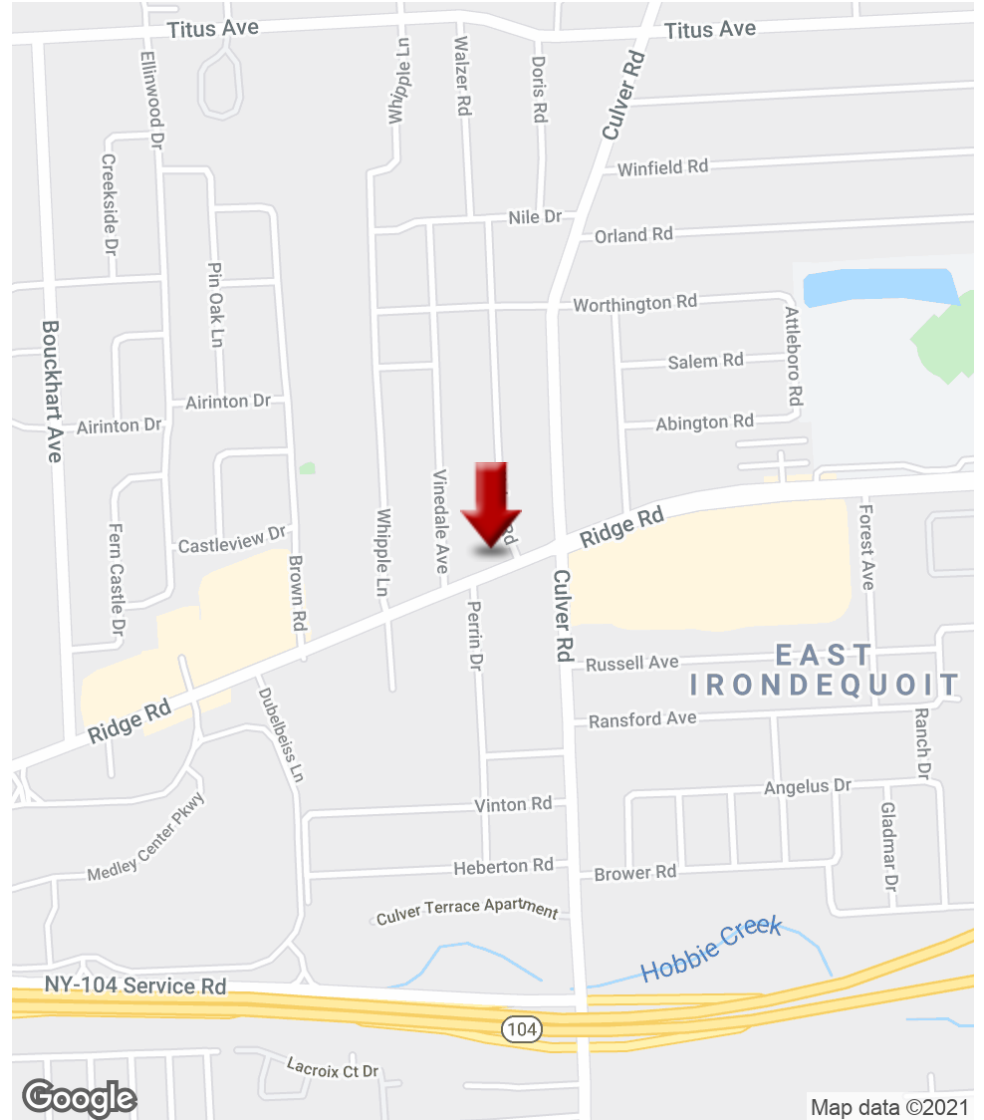
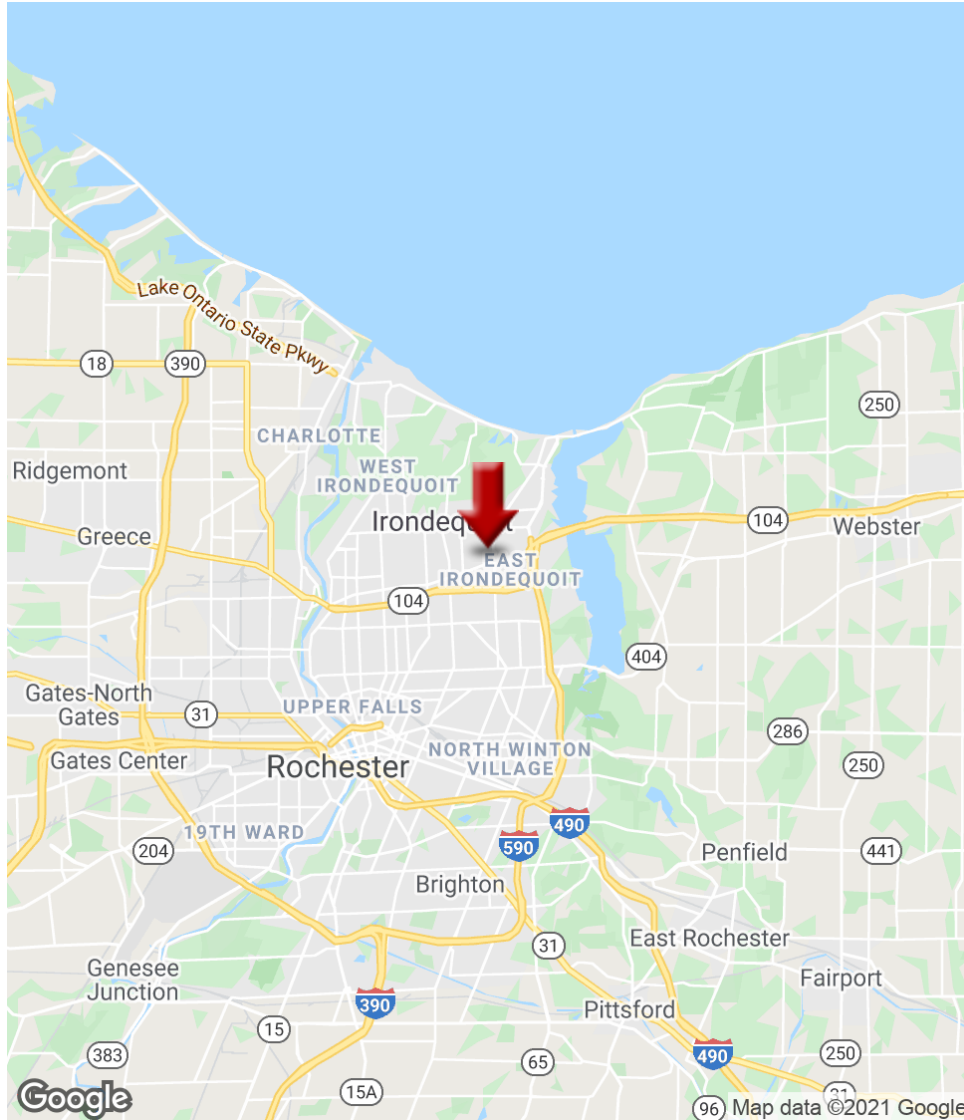
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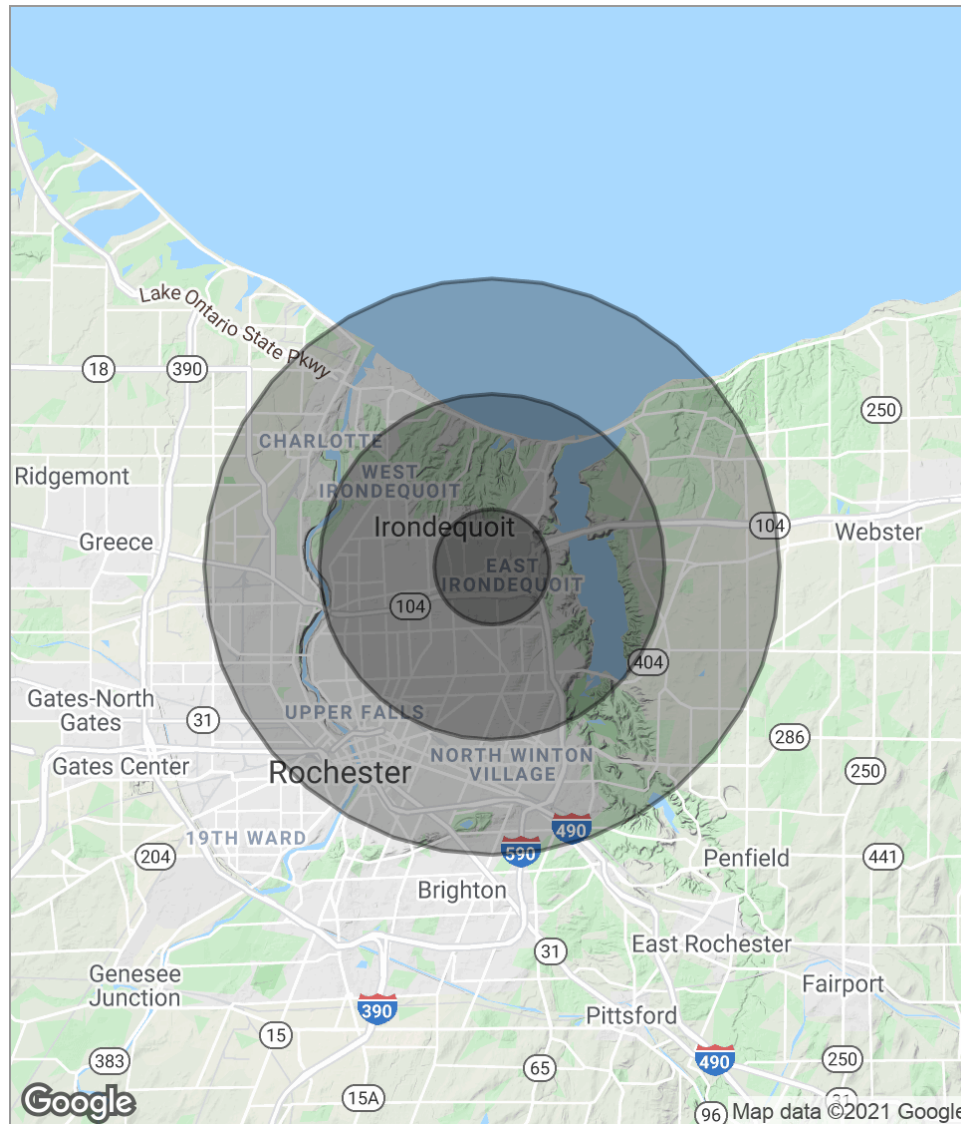


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,408	105,784	260,063
Median Age	43.0	37.6	36.3
Median Age (Male)	39.2	35.9	35.0
Median Age (Female)	46.4	39.5	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,550	42,155	109,561
# Of Persons Per HH	2.3	2.5	2.4
Average HH Income	\$48,443	\$52,132	\$54,355
Average House Value	\$146,527	\$122,857	\$150,007

* Demographic data derived from 2010 US Census

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