

DEVELOPMENT PADS

3597 Mt Read Blvd
Rochester, NY 14615



PROPERTY DESCRIPTION

Two separate available pads ready for development. Ideally suited for medical buildings, office buildings, or storage units, these spaces are perfect for off-main concepts. Situated on an intersection with a combined ADT of over 26,000 there is strong traffic driven by the surrounding businesses.

LOCATION DESCRIPTION

Two available development parcels located at the corner of Mount Read Boulevard and Maiden Lane, adjacent to Wegmans and Greece Odyssey Academy. This trade area is a strong Neighborhood Center, with multiple grocers (ALDI, Wegmans, and Tops), a Walgreens Pharmacy, two banks (ESL Credit Union, and Kinecta Credit Union) as well as several local restaurants and national QSRs (Tim Hortons, Dunkin', and Burger King). Additional retailers include Dollar General opening in 2024, Classy Classy Carwash, and The Liquor Box.

PROPERTY HIGHLIGHTS

- Next to a Wegmans with annual sales of \$100mm
- Great Neighborhood retail trade area
- Build to Suit NNN or Ground Lease
- Strong traffic counts

SPACES	LEASE RATE	SIZE (SF)
Pad 1	Negotiable	87,120
Pad 2	Negotiable	34,848



Brian Donovan
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LEASE INFORMATION

Lease Type:	Ground	Lease Term:	Negotiable
Total Space:	34,848 - 87,120 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Pad 1	Available	87,120 SF	Ground Lease	Negotiable	-
Pad 2	Available	34,848 SF	Ground Lease	Negotiable	-



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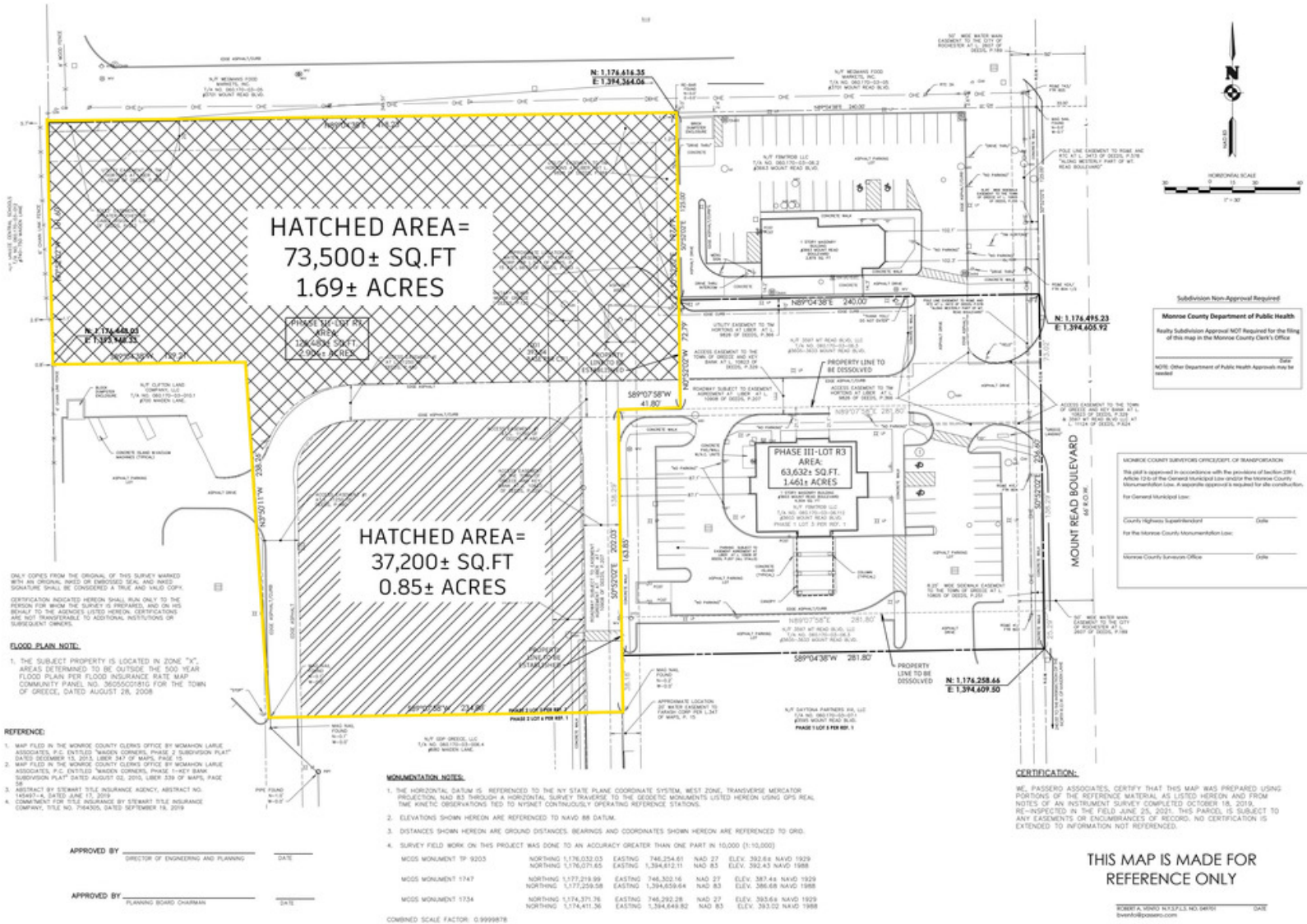
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