

GREECE CENTER BUSINESS PARK

3107 Latta Rd
Rochester, NY 14612



OFFICE SPACE
UP TO 7,400 SF

LOT 5
GROUND LEASE
BUILD TO SUIT

LOT 3
GROUND LEASE
BUILD TO SUIT

LAND FOR LEASE



Brian Donovan
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PROPERTY DESCRIPTION

Commercial space is available on Latta Road at the intersections of Long Pond and Latta. Multiple uses are possible, including—but not limited to—Quick-Serve restaurants, fast casual restaurants, banks, Financial offices, insurance offices, and Medical offices. Ground lease or build-to-suit NNN are both options. A new Go Carwash and Starbucks have both opened, along with a new dining concept from a local restaurateur.

LOCATION DESCRIPTION

The intersection of Long Pond and Latta is in Greece, a suburb on the northwest side of Rochester, NY. This intersection has a great community feel to it with Wegmans, Aldi, national and regional banks, pharmacies, and the Greece Town Hall and Public Library, along with a newly-constructed 15,000-square-foot UR Medical building and an apartment complex. Wegmans has tremendous pull and brings consumers to the intersection on a consistent basis. Other retailers in the trade area include Tractor Supply Co, Wendy's, Burger King, Starbucks, McDonald's, Tim Hortons, Pet Supplies Plus, and Bruegger's Bagels.

PROPERTY HIGHLIGHTS

- Strong, vibrant community feel
- Signalized entrance to shopping center on Long Pond Rd
- Over 45,000 AADT through this intersection
- Strong national co-tenants
- Multiple QSR/daily tenants in trade area
- Less than 1.5 miles from I-390
- NNN BTS or Ground Lease

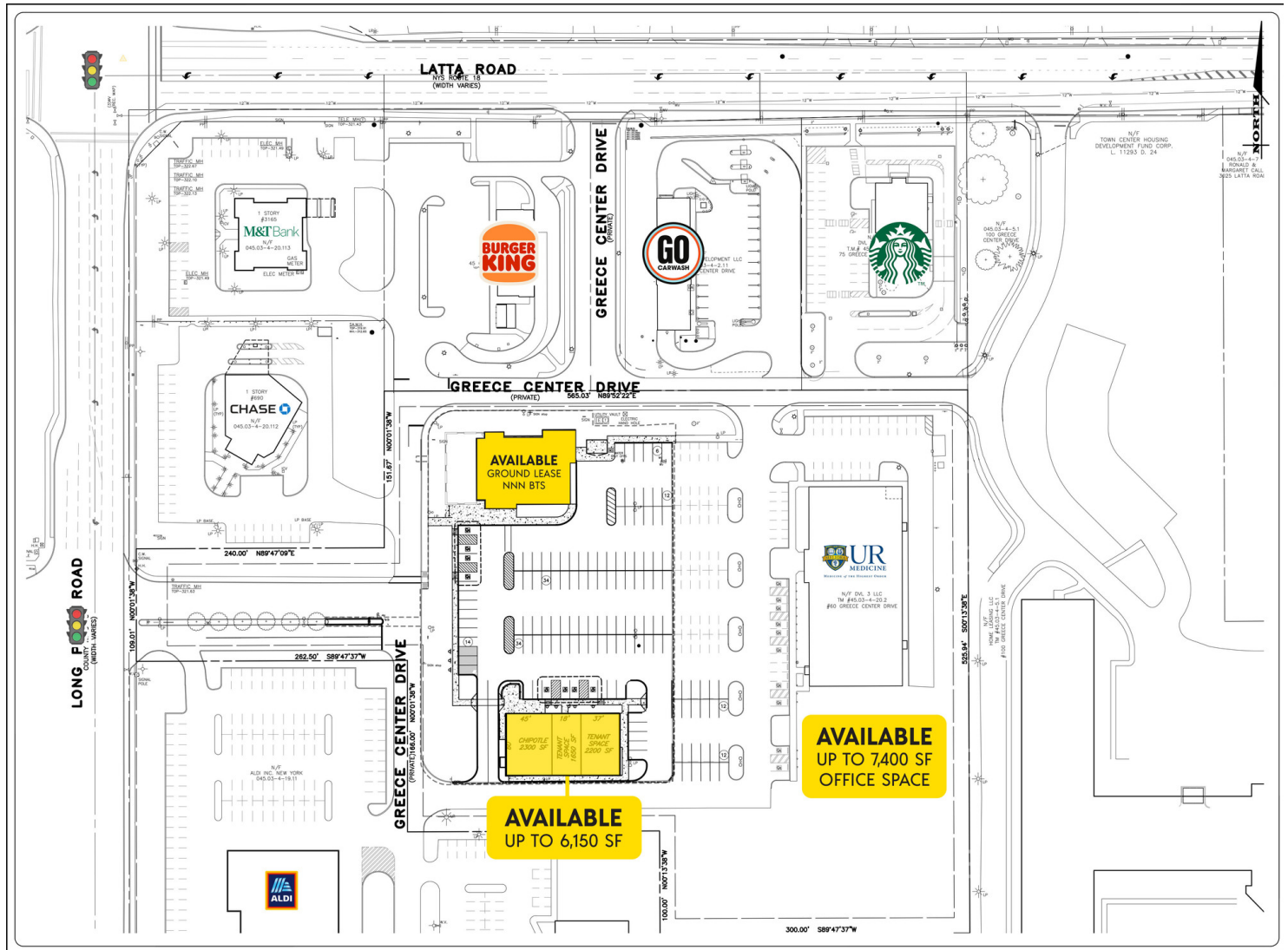


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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Office Space	Available	7,400 SF	NNN	Negotiable	-
Lot 3	Available	6,150 SF	NNN	Negotiable	Up to 6,150 SF—Ground Lease or BTS
Lot 5	Available	10,000 SF	NNN	Negotiable	Up to 10,000 SF—Ground Lease or BTS



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