

# 20 NORTH UNION STREET

20 North Union Street  
Rochester, NY 14607



OFFICE BUILDING FOR LEASE



**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934





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**AVAILABLE**  
10,850 SF  
OFFICE SPACE OR RETAIL

## PROPERTY DESCRIPTION

Two-story building with office or retail space and off-street parking available for lease. Off-street parking is accessible via Lawrence Street.

The building is on the street, with multiple entrances for easy access for customers and employees. On-street parking is also available on Union Street.

## LOCATION DESCRIPTION

20 N. Union Street is the central part of Rochester's Inner Loop East project, which converted a sunken section of expressway to the east of Downtown to an at-grade "complete street" that includes bicycle and walking paths. The new at-grade street has tremendously enhanced the area's livability, allowing people to easily walk and bicycle between neighborhoods and Downtown. Multiple new multi-family and mixed-used developments have been built along Union Street, along with new hotels and the Strong Museum of Play expansion.

## PROPERTY HIGHLIGHTS

- Overhead door and loading dock in back of building
- Surrounded by new developments
- Walkable neighborhood

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	10,850 SF
Lot Size:	0.25 Acres
Building Size:	10,850 SF



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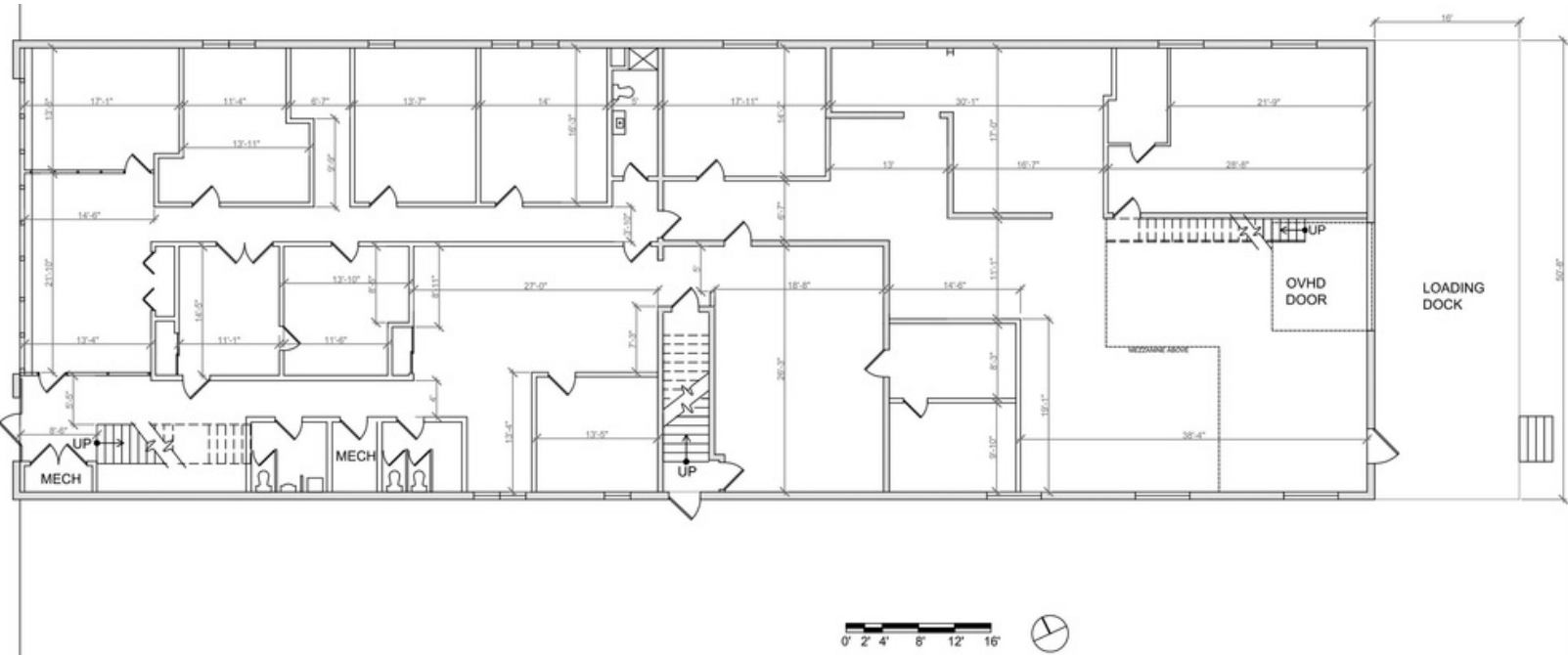


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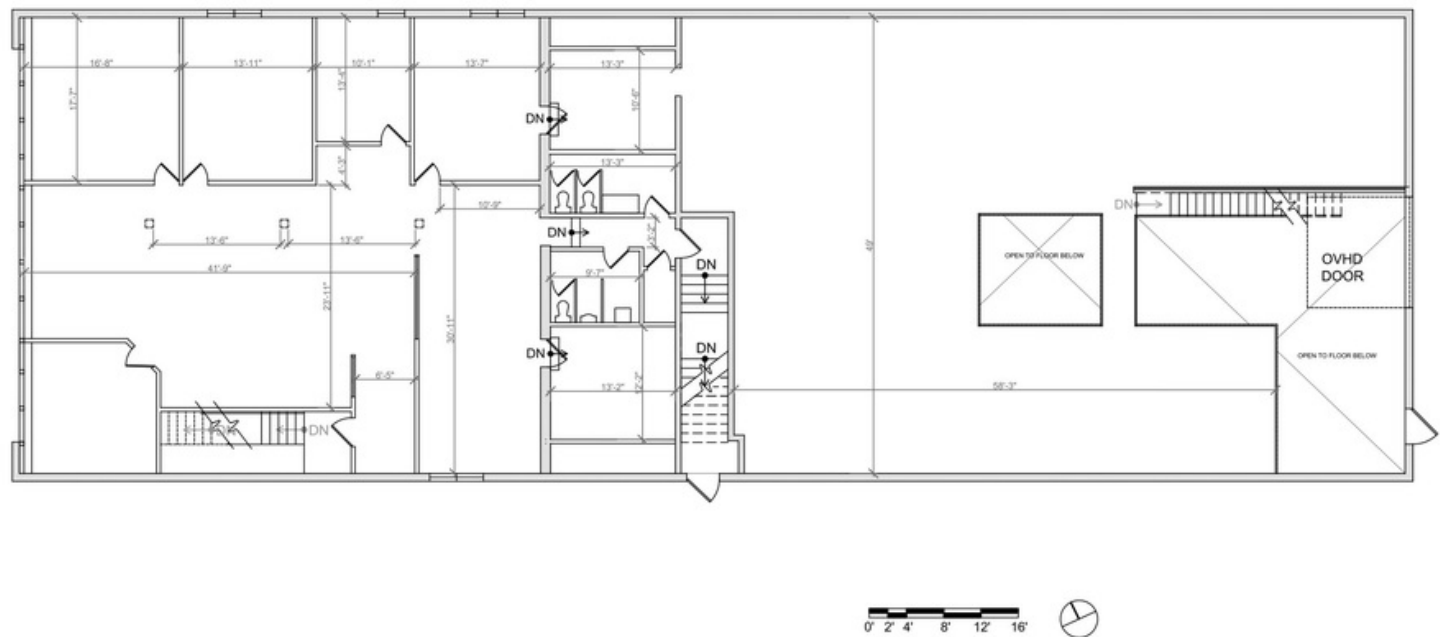


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Ground Level



Second Floor



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Demographics	1 MI	2 MI	3 MI	10 Min
<b>Population</b>				
<b>2023 Estimated Population</b>	<b>25,585</b>	<b>98,782</b>	<b>198,610</b>	<b>247,786</b>
2028 Projected Population	26,400	101,040	199,779	248,165
2020 Census Population	25,521	98,923	199,464	248,693
2010 Census Population	24,598	98,584	199,389	248,390
<b>2023 Median Age</b>	<b>32.1</b>	<b>31.7</b>	<b>33.4</b>	<b>34.7</b>
<b>Households</b>				
<b>2023 Estimated Households</b>	<b>15,003</b>	<b>46,196</b>	<b>87,854</b>	<b>108,716</b>
2028 Projected Households	15,498	47,075	88,066	108,487
2020 Census Households	14,759	45,710	87,225	107,842
2010 Census Households	12,853	42,950	83,369	103,441
<b>Race and Ethnicity</b>				
2023 Estimated White	57.3%	44.6%	44.2%	47.3%
2023 Estimated Black or African American	26.4%	35.8%	35.5%	33.6%
2023 Estimated Asian or Pacific Islander	3.3%	3.3%	5.2%	5.1%
2023 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%	0.3%
2023 Estimated Other Races	12.7%	15.9%	14.8%	13.7%
2023 Estimated Hispanic	15.0%	19.0%	17.5%	16.1%
<b>Income</b>				
2023 Estimated Average Household Income	\$78,879	\$75,015	\$76,639	\$82,099
<b>2023 Estimated Median Household Income</b>	<b>\$53,632</b>	<b>\$52,381</b>	<b>\$55,918</b>	<b>\$59,299</b>
2023 Estimated Per Capita Income	\$47,114	\$35,469	\$34,259	\$36,353
<b>Education (Age 25+)</b>				
2023 Estimated High School Graduate	16.8%	22.3%	23.0%	23.1%
2023 Estimated Some College	15.3%	16.0%	16.3%	16.4%
2023 Estimated Associates Degree Only	7.0%	8.4%	9.0%	9.4%
2023 Estimated Bachelors Degree Only	27.7%	21.0%	19.9%	19.9%
2023 Estimated Graduate Degree	22.3%	16.8%	16.7%	17.1%
<b>2023 Estimated College Educated</b>	<b>72.3%</b>	<b>62.2%</b>	<b>61.9%</b>	<b>62.8%</b>
<b>Business</b>				
2023 Estimated Total Businesses	2,164	4,162	6,563	8,516
<b>2023 Estimated Total Employees</b>	<b>29,428</b>	<b>58,309</b>	<b>85,598</b>	<b>117,023</b>
2023 Estimated Employee Population per Business	13.6	14.0	13.0	13.7
2023 Estimated Residential Population per Business	11.8	23.7	30.3	29.1



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