



2055 Fairport Nine Mile Point Rd.

Penfield, NY 14526



eXp Commercial | 165 Broadway Suite 23rd Floor | New York, NY 10006 |

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FOR LEASE | 2055 Fairport Nine Mile Point Rd.

Penfield, NY 14526



Offering Summary

Lease Rate:	\$23.00 SF/yr (NNN)
Building Size:	3,200 SF
Available SF:	3,200 SF
Lot Size:	0.07 Acres
Year Built:	2021
Zoning:	LB-Limited Business
Market:	Rochester
Submarket:	Penfield
Traffic Count:	20,388

Property Overview

Looking for the perfect location for your restaurant, professional office, or retail business? Look no further than 2055 Fairport Nine Mile Point Rd. in Penfield, NY. This prime retail space offers an incredible opportunity to establish your presence in a high-traffic area with great visibility. With a building size of 3,200 SF and a lot size of 0.07 acres, this property has been approved to be built and will provide ample space for your business needs. The available space can be leased as a whole or divided into smaller suites to suit your requirements. Situated in Penfield's retail corridor, just minutes from Fairport and Webster, this location offers easy ingress/egress and is surrounded by a thriving community. The property features LB-Limited Business zoning, making it suitable for a variety of commercial uses. Don't miss out on this incredible opportunity.

Property Highlights

- Prime Retail Location
- Great Traffic Counts
- Great Visibility

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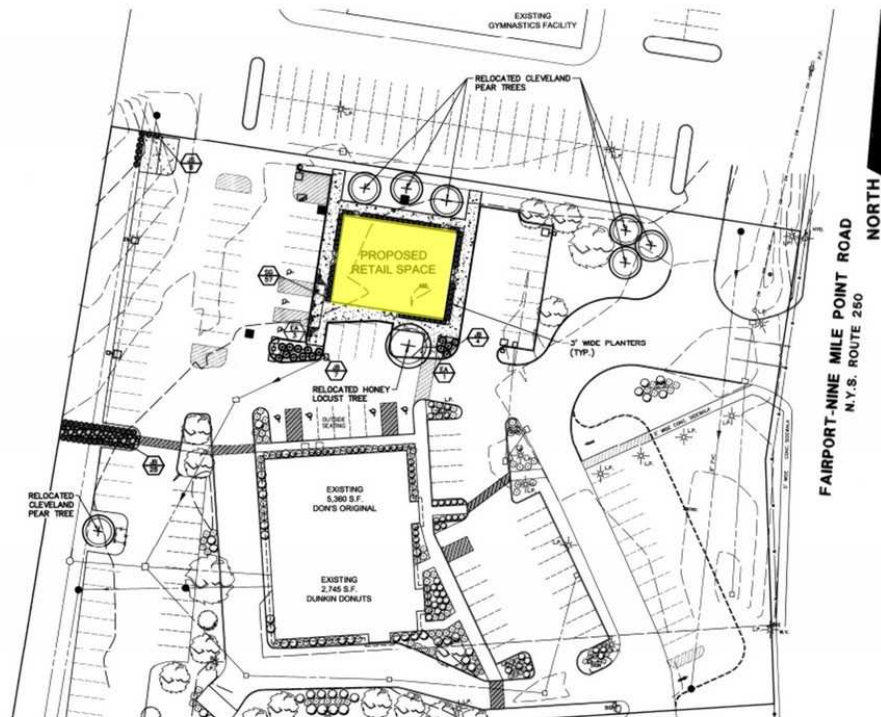
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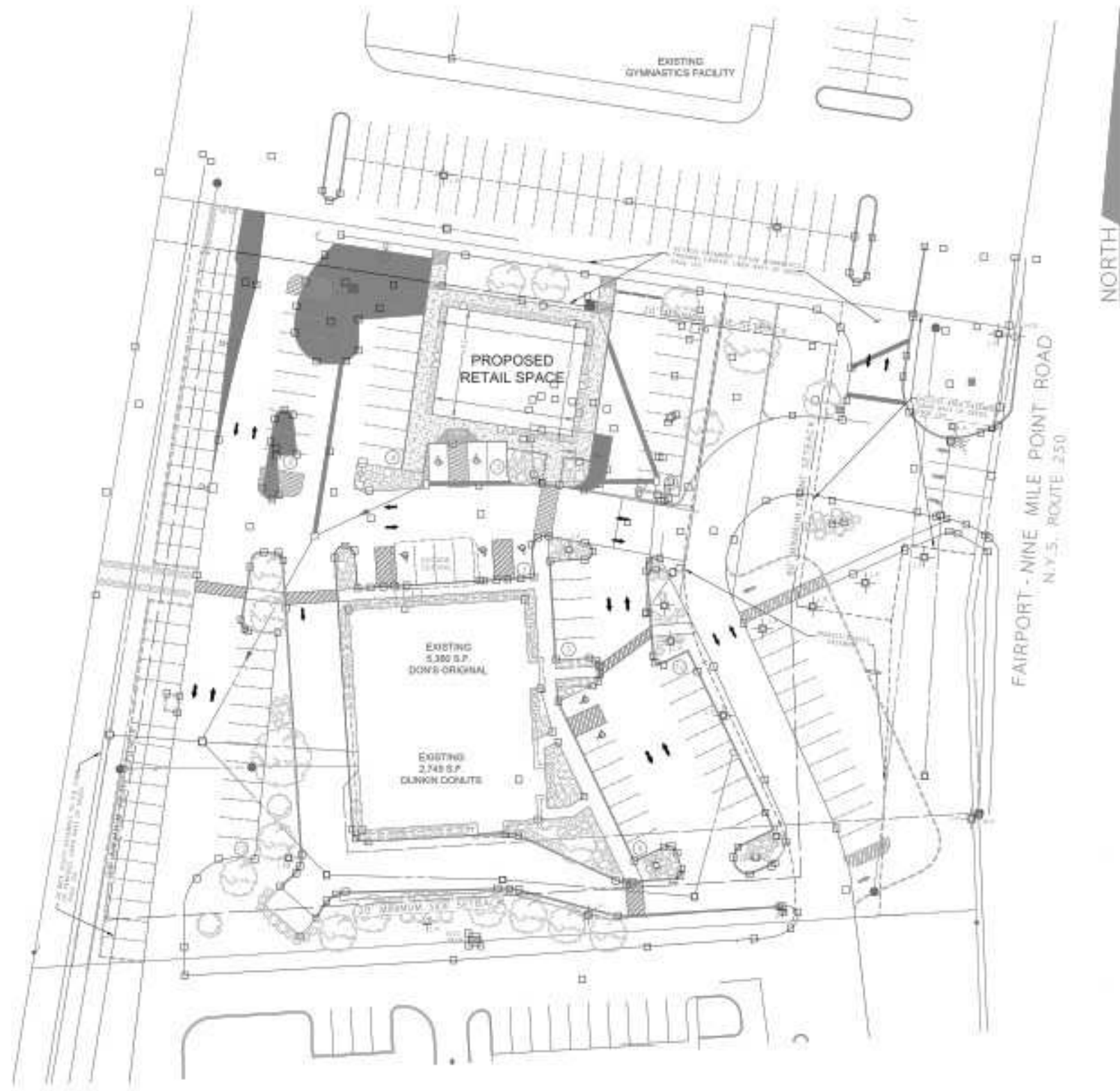
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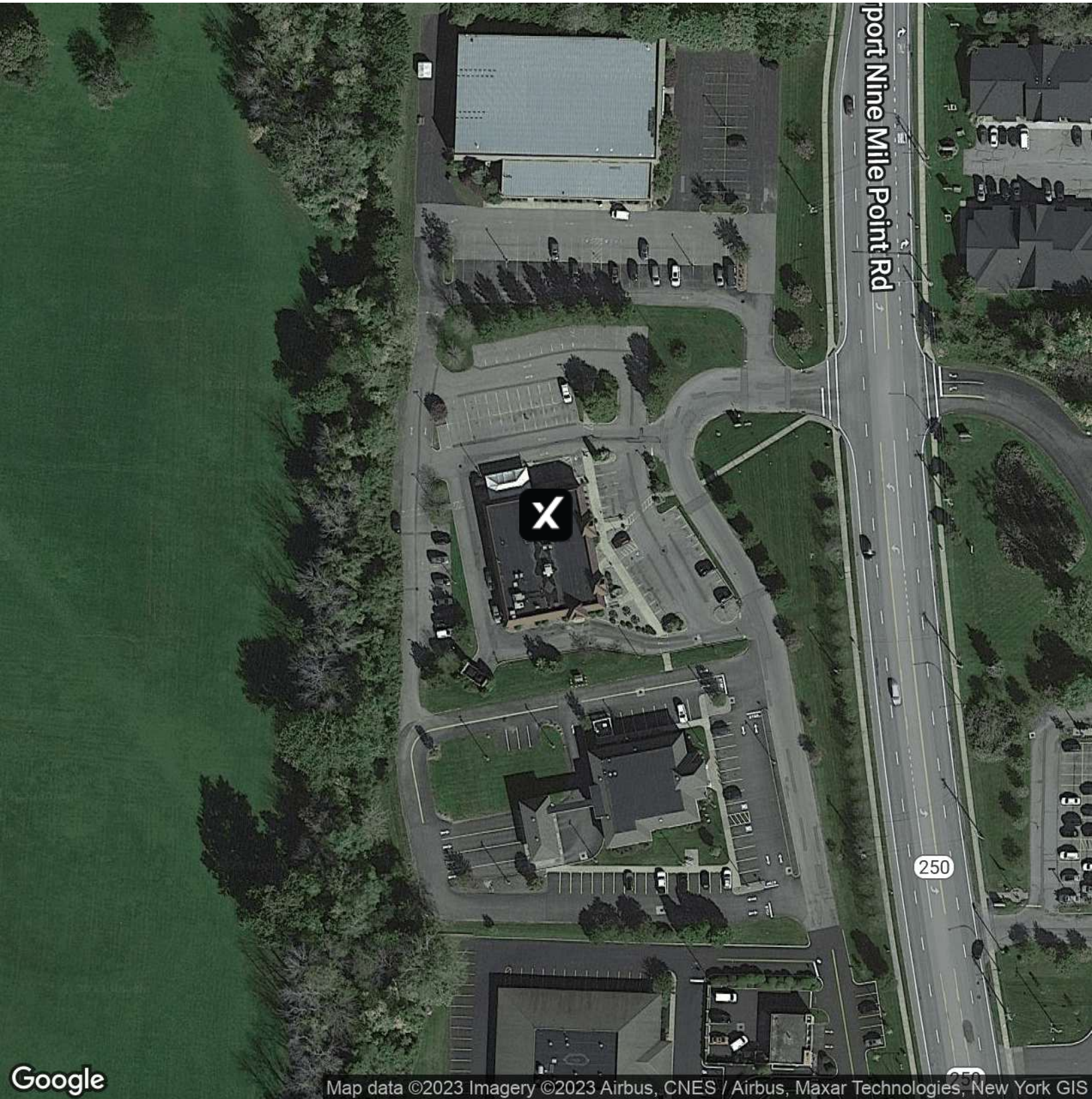
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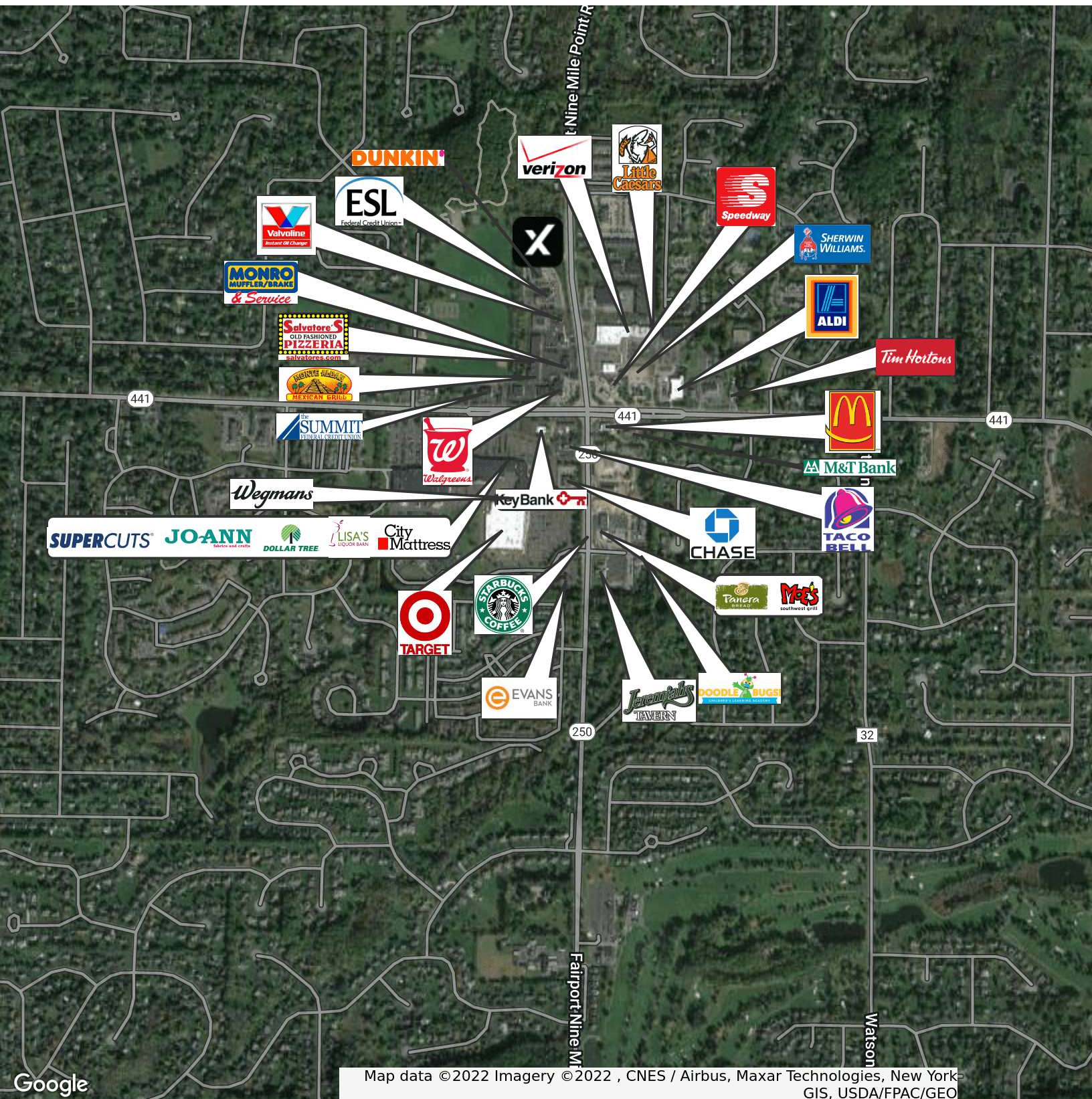
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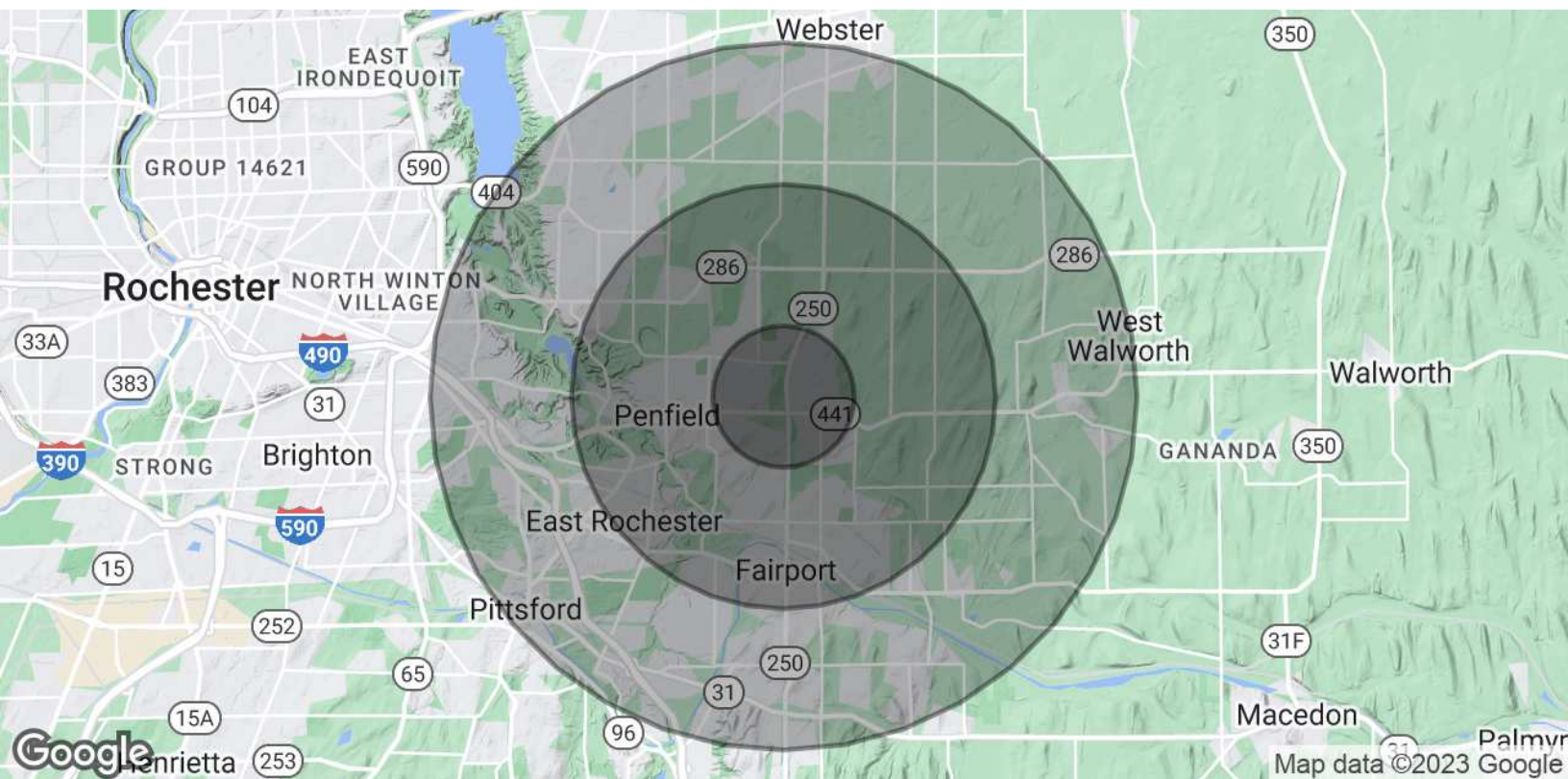
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Population	1 Mile	3 Miles	5 Miles
Total Population	5,135	40,587	105,163
Average Age	42.9	42.2	42.4
Average Age (Male)	40.6	40.9	41.1
Average Age (Female)	45.6	43.3	43.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,155	16,527	42,614
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$79,343	\$81,282	\$83,651
Average House Value	\$204,967	\$192,946	\$196,718

* Demographic data derived from 2020 ACS - US Census

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