



FOR LEASE

# Canal Park

31 Erie Canal Dr, Greece, NY 14626

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

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## Offering Summary

Lease Rate:	Negotiable
Net Charges:	\$6.50 PSF
Building Size:	8,655 SF
Available SF:	Fully Leased
Lot Size:	1.31 Acres
Year Built:	1990
Zoning:	Commercial
Market:	Rochester

## Property Overview

±1,200 SF office suite in Greece NY is available for lease. The suite has a front and rear entrance, separately metered gas and electricity with tenant controlled thermostat. Other utilities available are Spectrum cable, internet, and phone; Frontier phone/internet service available. Flexible terms and build-to-suits are also available.

## Property Highlights

- Walking distance to Unity Hospital
- Listed rate may not include certain utilities, building services and property expenses
- Space is in Excellent Condition
- Fully Built Out as Standard Office

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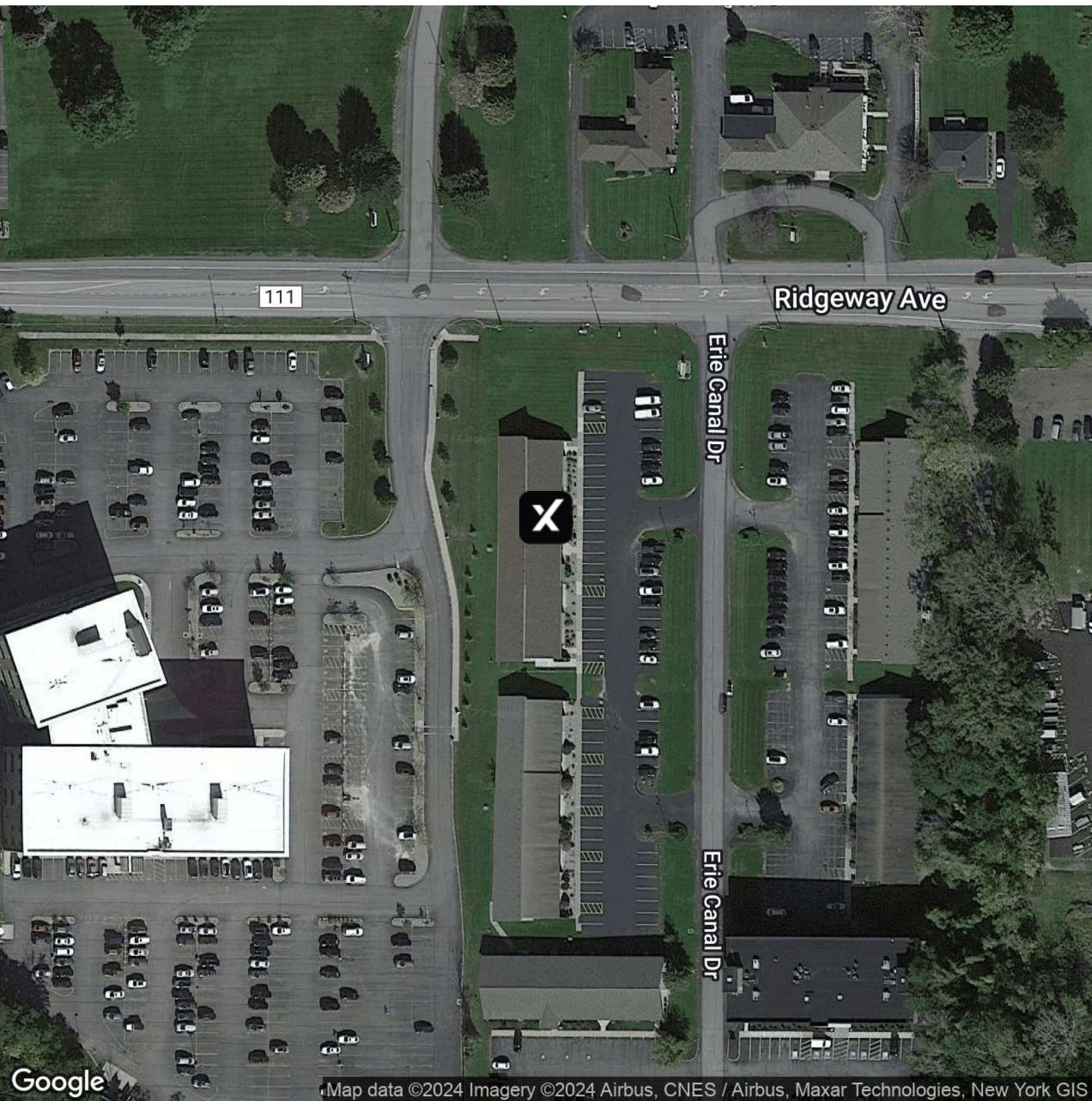
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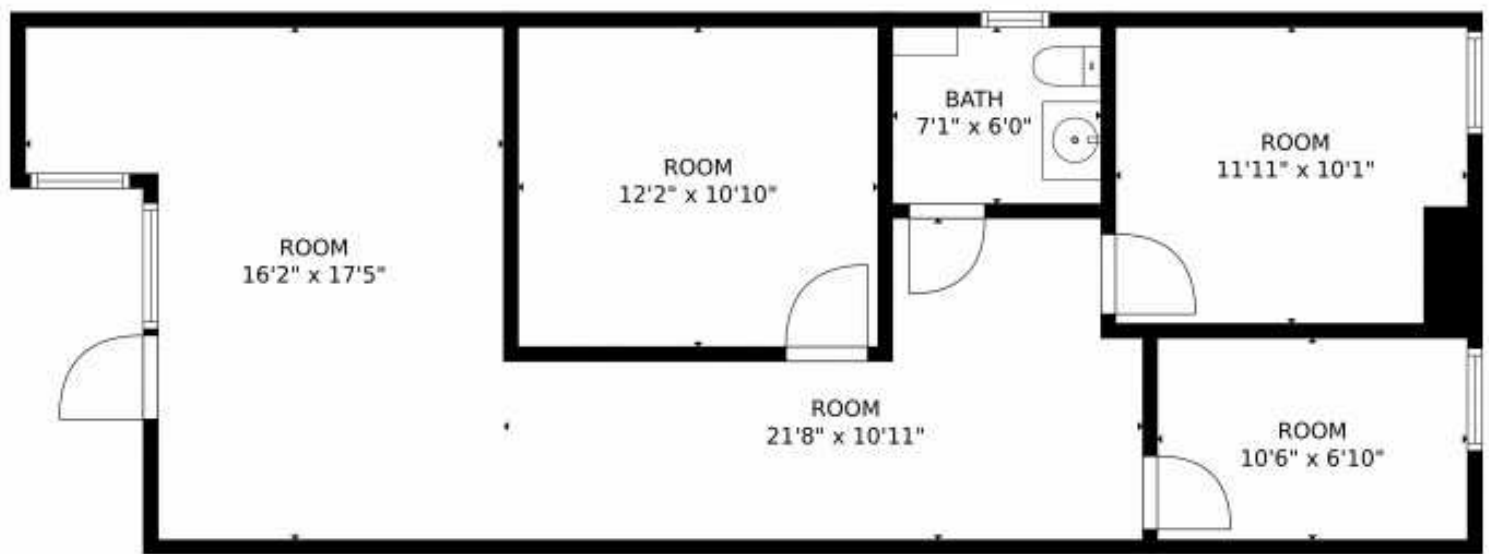
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Video Tour



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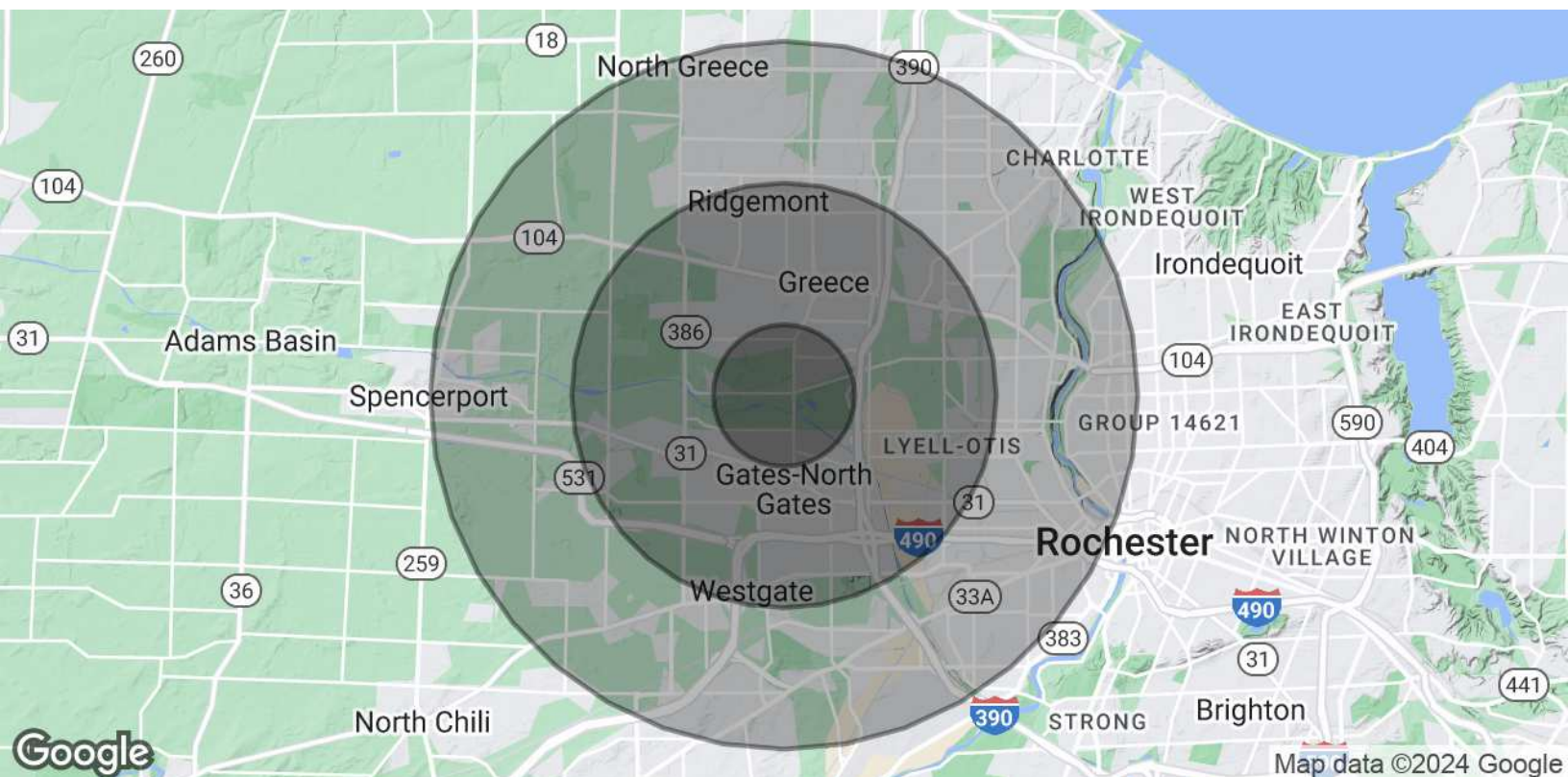
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Population	1 Mile	3 Miles	5 Miles
Total Population	4,584	60,733	184,923
Average Age	43.3	42.5	38.6
Average Age (Male)	40.3	40.0	36.7
Average Age (Female)	46.1	44.8	40.3
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,922	24,977	73,495
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$61,635	\$58,987	\$56,067
Average House Value	\$141,937	\$133,245	\$123,826

\* Demographic data derived from 2020 ACS - US Census

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