



Retail / Office Space

1302 Scottsville Rd, Rochester, NY 14624



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

Michael Conroy

585.735.7739

michaelconroyrealty@gmail.com

Richard Rock

585.217.7800

richard.rock7800@gmail.com

FOR LEASE | Retail / Office Space

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Offering Summary

Lease Rate:	\$13.00 SF/yr (NNN)
Building Size:	7,678 SF
Available SF:	3,000 SF
Lot Size:	1.48 Acres
Year Built:	2001
Zoning:	Commercial
Market:	Rochester
Submarket:	Chili
Traffic Count:	19,283

Property Overview

Experience the perfect blend of versatility and convenience with this exceptional retail/office space on Scottsville Rd. Spanning 7,678 square feet, this property offers approximately 3,000 square feet of available space in a small strip plaza located next to Dunkin'. Situated near Rochester International Airport, RIT, U of R, and major interstates, this location is ideal for any business looking to attract a steady flow of customers. Key features of this property include high traffic counts, pylon signage, and high ceilings, ensuring maximum visibility and an inviting atmosphere for potential customers. The lot size of 1.48 acres provides ample parking space for both employees and visitors. With a lease rate of \$13.00 per square foot per year (NNN), this property represents an exceptional opportunity for businesses in the competitive Rochester market. Tenant build-out options are available to customize the space according to your specific needs. Take advantage of this prime retail/office space in Rochester's thriving market.

Property Highlights

- Located across from the Greater Rochester International Airport
- Pylon Signage
- High Traffic Counts
- High Ceilings

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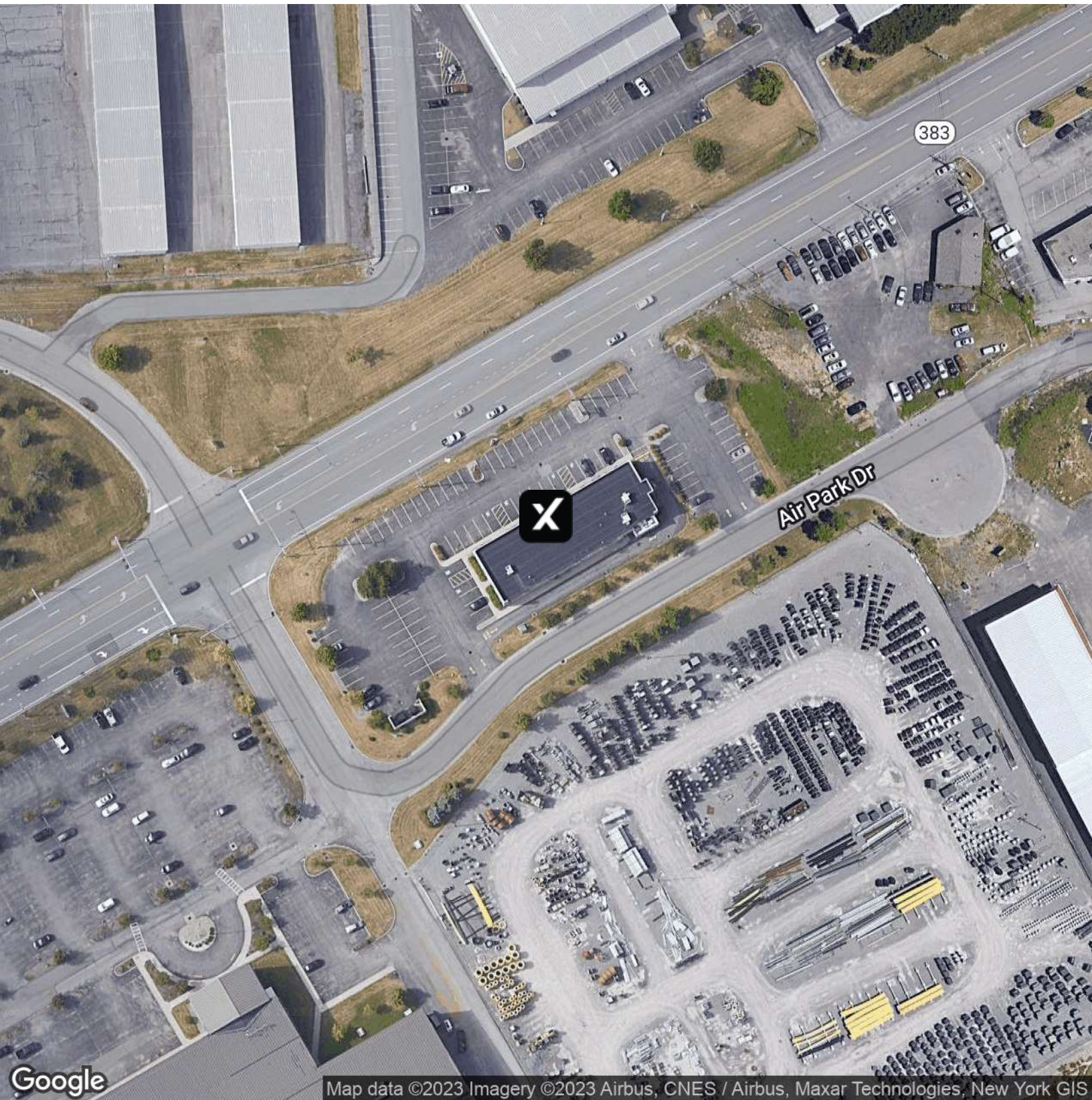
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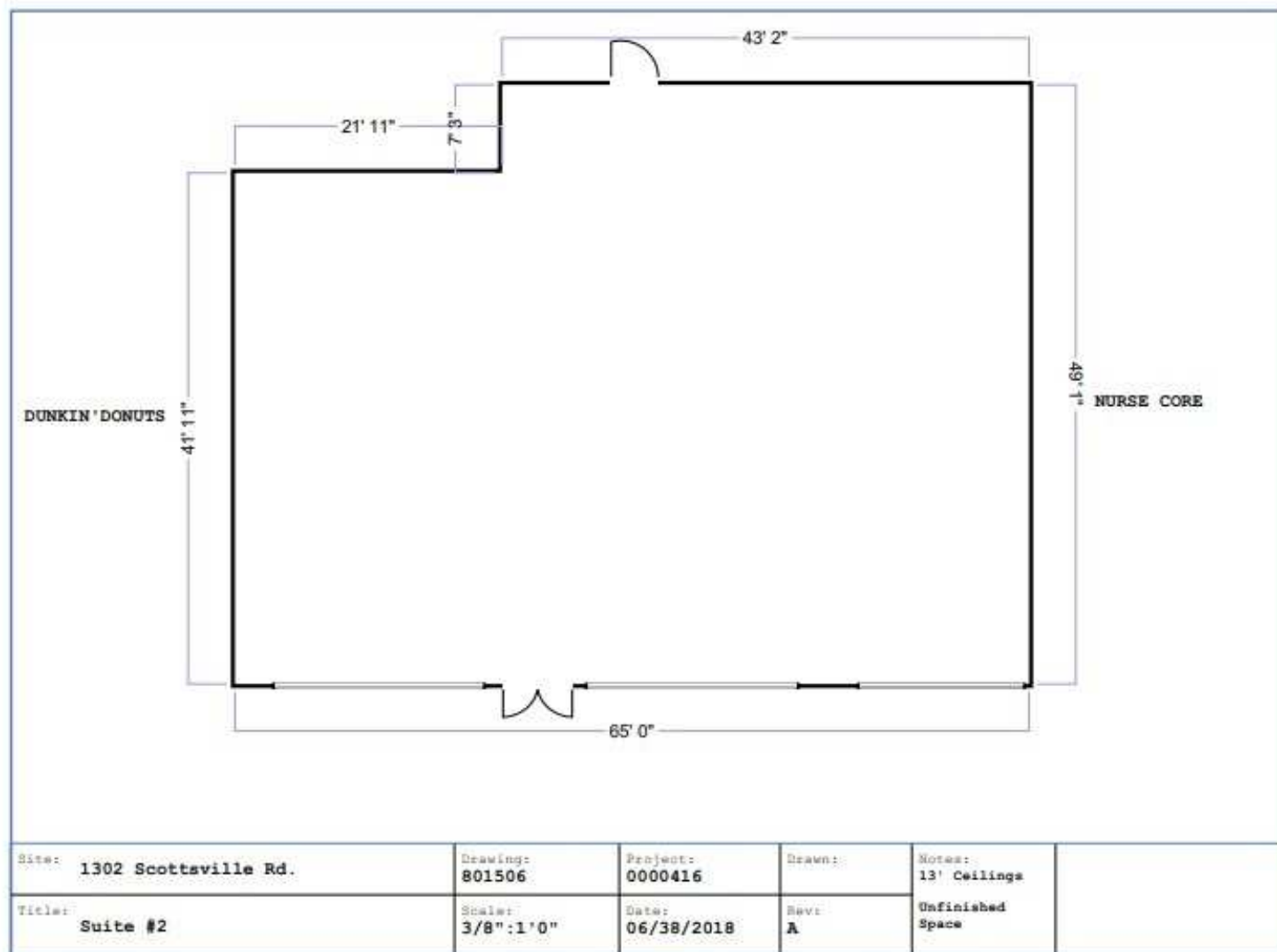
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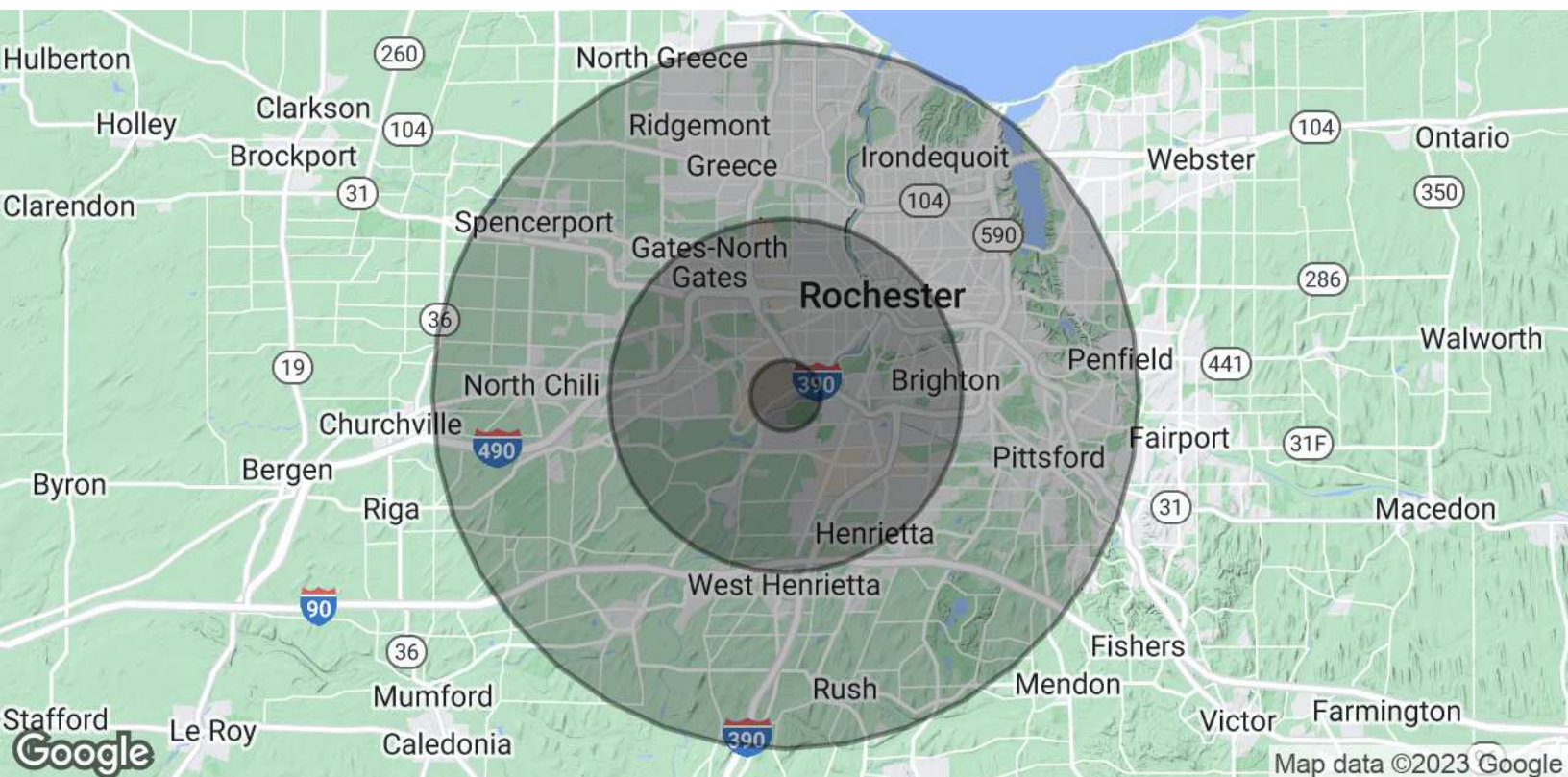
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Population	1 Mile	5 Miles	10 Miles
Total Population	2,055	200,791	652,385
Average Age	31.8	32.6	36.3
Average Age (Male)	29.2	30.7	34.8
Average Age (Female)	35.1	34.2	37.8

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	788	72,882	258,349
# of Persons per HH	2.6	2.8	2.5
Average HH Income	\$44,759	\$45,799	\$58,152
Average House Value	\$134,093	\$119,065	\$154,570

* Demographic data derived from 2020 ACS - US Census

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1302 Scottsville Rd, Rochester, NY 14624



Michael Conroy

Associate Real Estate Broker

C: 585.802.3327

michaelconroyrealty@gmail.com

NY #10301218830



Richard Rock

Associate Real Estate Broker

C: 585.217.7800

richard.rock7800@gmail.com

NY #30R01055945

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