

CINEMARK OVERFLOW PARKING

2291 Buffalo Rd
Rochester, NY 14624



PROPERTY DESCRIPTION

A paved and striped parking lot is available for Ground Lease tenants. A parcel can be subdivided into 1 acre or larger parcels, depending on tenant needs and concepts.

LOCATION DESCRIPTION

The available land is located in Gates, a suburb immediately west of the city of Rochester, NY. The parcel is part of the parking lot for Cinemark Tinseltown, which has the only IMAX theater in town.

Nearby national retailers include Home Depot, Tops, Burger King, Bank of America, Wendy's, and M&T Bank. Local retailers Garden Factory, MacGregor's, Jeremiah's, Fatso's XL, and Mark's Pizzeria round out the retail in the area. There are several medical office buildings, as well as Gates/Chili High School, in the area. There are multiple light industrial and warehouse spaces to the immediate south of the available lot. Access to I-490 on- and off-ramps is easy with a signalized light and dedicated turning lanes at Buffalo Rd.

PROPERTY HIGHLIGHTS

- Zoned GB-General Business District
- Fast building time with paved lot
- Sub-divisible 1-4 acre parcel

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	4.36 Acres
Lot Size:	4.36 Acres



Brian Donovan
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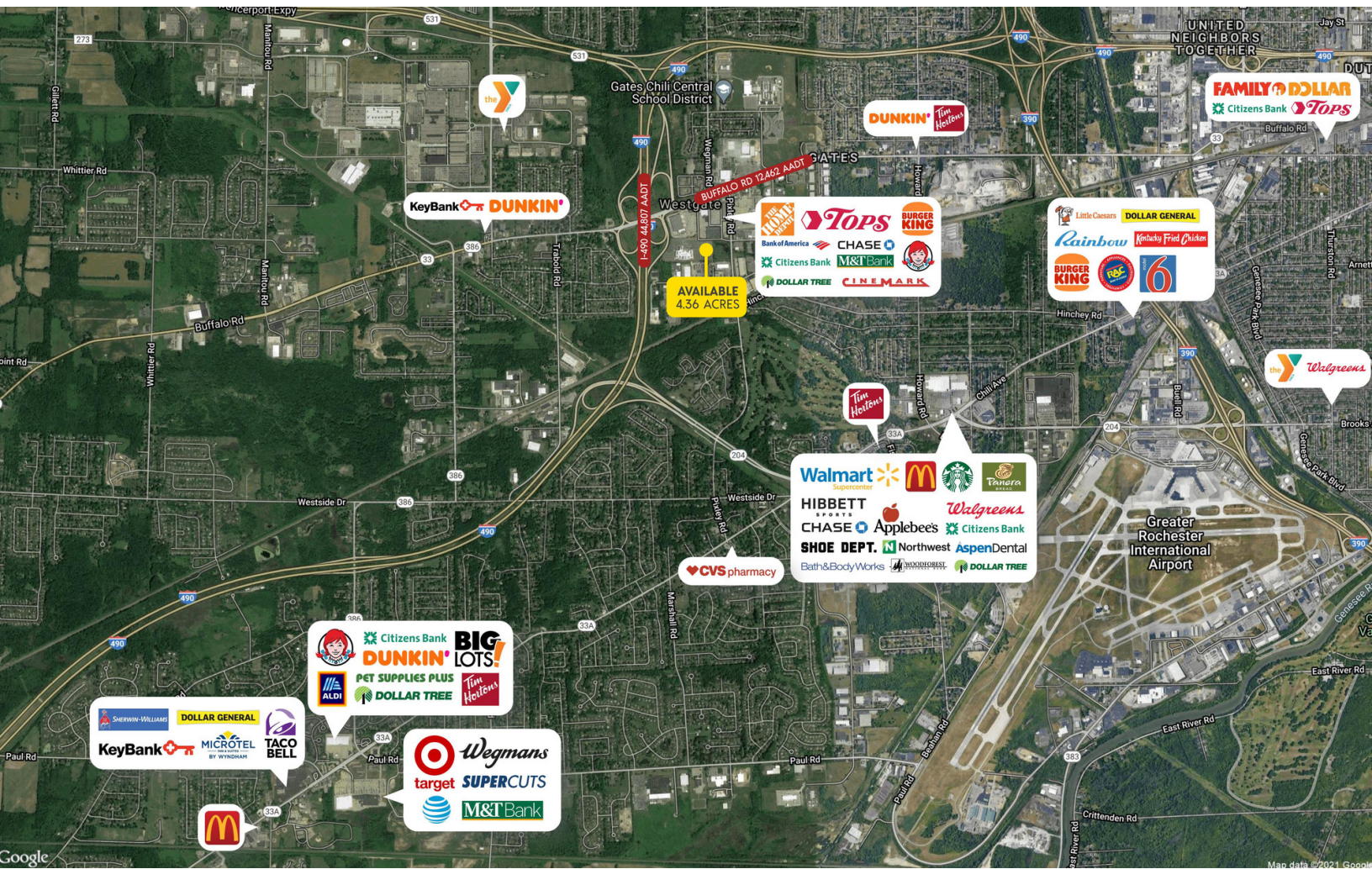


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Demographics	1 Mi.	2 Mi.	3 Mi.	10 Min.
Population				
2023 Estimated Population	4,038	23,146	47,670	97,050
2028 Projected Population	3,933	22,648	46,841	96,321
2020 Census Population	4,053	23,473	48,062	97,574
2010 Census Population	4,095	22,957	47,205	95,820
2023 Median Age	47.9	44.2	42.5	38.1
Households				
2023 Estimated Households	1,771	10,189	20,542	39,951
2028 Projected Households	1,721	9,933	20,120	39,500
2020 Census Households	1,756	10,192	20,449	39,707
2010 Census Households	1,781	9,614	19,399	37,720
Race and Ethnicity				
2023 Estimated White	76.3%	75.3%	72.2%	55.1%
2023 Estimated Black or African American	12.5%	13.7%	16.7%	31.4%
2023 Estimated Asian or Pacific Islander	3.7%	3.8%	3.5%	4.2%
2023 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%	0.2%
2023 Estimated Other Races	7.4%	7.1%	7.4%	9.0%
2023 Estimated Hispanic	7.0%	6.8%	7.4%	9.7%
Income				
2023 Estimated Average Household Income	\$95,989	\$95,543	\$99,556	\$85,338
2023 Estimated Median Household Income	\$78,199	\$76,073	\$76,380	\$64,702
2023 Estimated Per Capita Income	\$42,169	\$42,127	\$42,965	\$35,288
Education (Age 25+)				
2023 Estimated High School Graduate	31.1%	29.3%	26.8%	26.9%
2023 Estimated Some College	17.4%	18.3%	18.1%	18.3%
2023 Estimated Associates Degree Only	13.0%	13.0%	14.3%	13.0%
2023 Estimated Bachelors Degree Only	17.4%	18.9%	19.6%	17.6%
2023 Estimated Graduate Degree	14.0%	12.4%	13.0%	12.1%
2023 Estimated Graduate Degree	0.62	0.63	0.65	0.61
Business				
2023 Estimated Total Businesses	315	816	1,751	3,339
2023 Estimated Total Employees	4,990	11,243	24,932	47,329
2023 Estimated Employee Population per Business	15.8	13.8	14.2	14.2
2023 Estimated Residential Population per Business	12.8	28.4	27.2	29.1



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