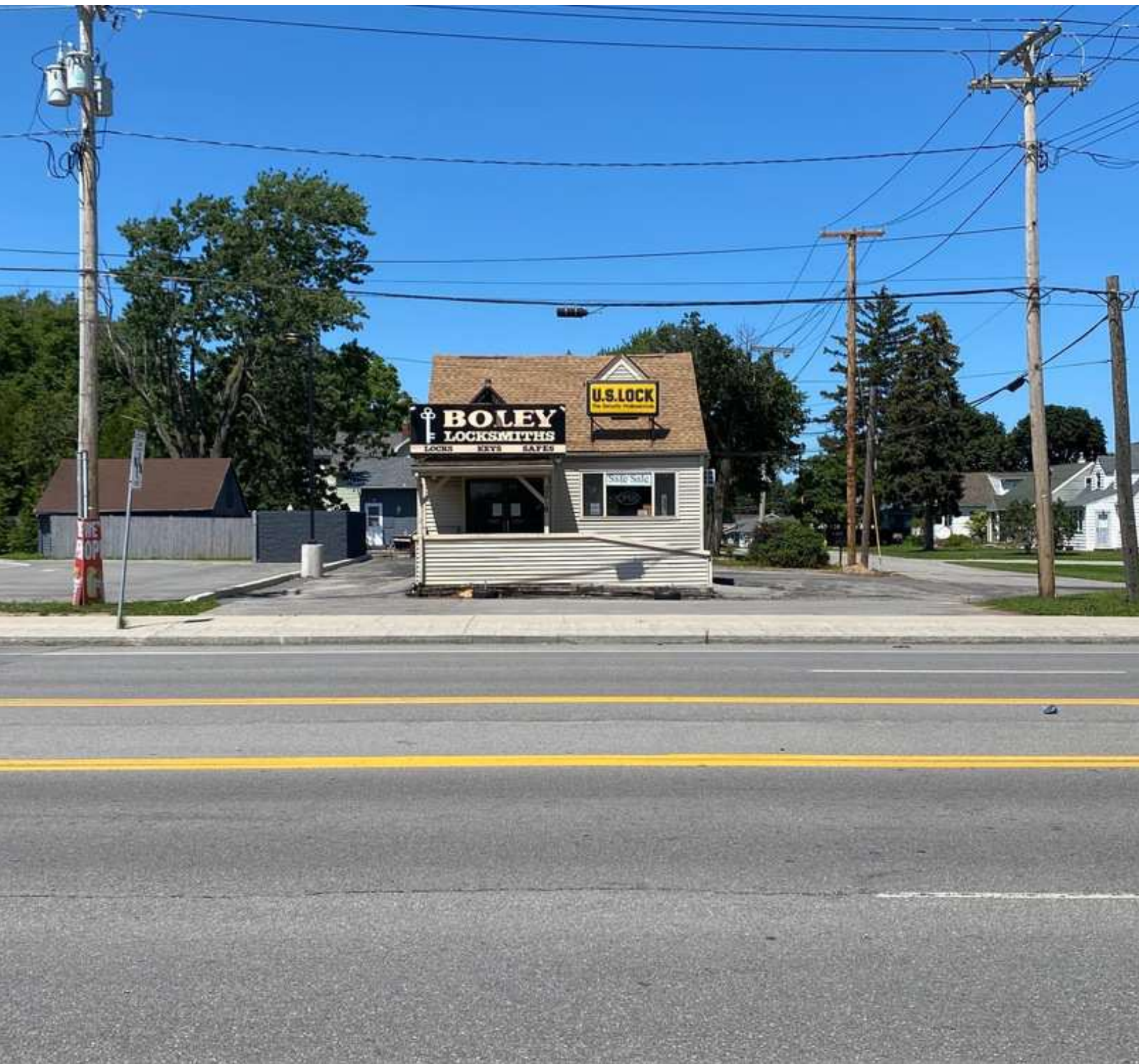


Busy Retail Location

2218 Lyell Ave , Rochester, NY 14606



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 SALE | Busy Retail Location

2218 Lyell Ave , Rochester, NY 14606



Offering Summary

Sale Price:	\$170,000
Building Size:	2,375 SF
Lot Size:	0.13 Acres
Price / SF:	\$71.58
Year Built:	1950
Zoning:	GB- General Business District
Market:	Rochester
Traffic Count:	24,539

Property Overview

FOR SALE: Busy Retail Location | 2218 Lyell Ave, Rochester, NY 14606 This 2,375 SF retail property is located in a prime location on Lyell Avenue in Rochester. With excellent visibility and heavy traffic counts, this property offers an exceptional opportunity for businesses seeking a bustling retail setting. Positioned in a dense retail area in Gates, this property benefits from a high traffic flow, with an average daily traffic count of 24,539. Its strategic location provides easy access to major highways, including I390 and I490, making it convenient for both customers and employees. The zoning designation, GB-General Business District, allows for multiple retail or office uses, making it suitable for a variety of businesses. Whether you're considering opening a hair salon, barbershop, liquor store, pizzeria, insurance office, or any small retail or office venture, this property can accommodate your needs. Additional highlights of this property include ample parking space and its central location in the bustling city of Rochester. Don't miss out on this Busy Retail Location at 2218 Lyell Ave.

Property Highlights

- High Traffic Counts - AADT 24,539
- Excellent Visibility
- Seconds from I390 & I490
- Centrally Located
- Ample Parking

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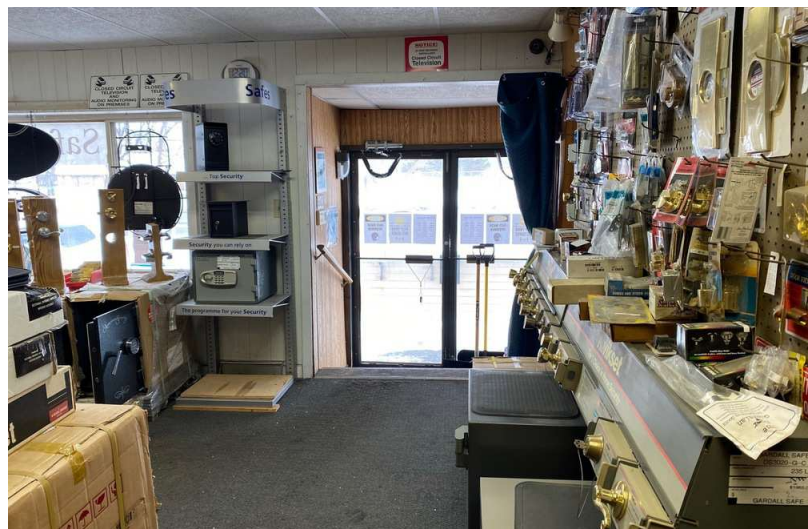
585.217.7800
richard.rock7800@gmail.com



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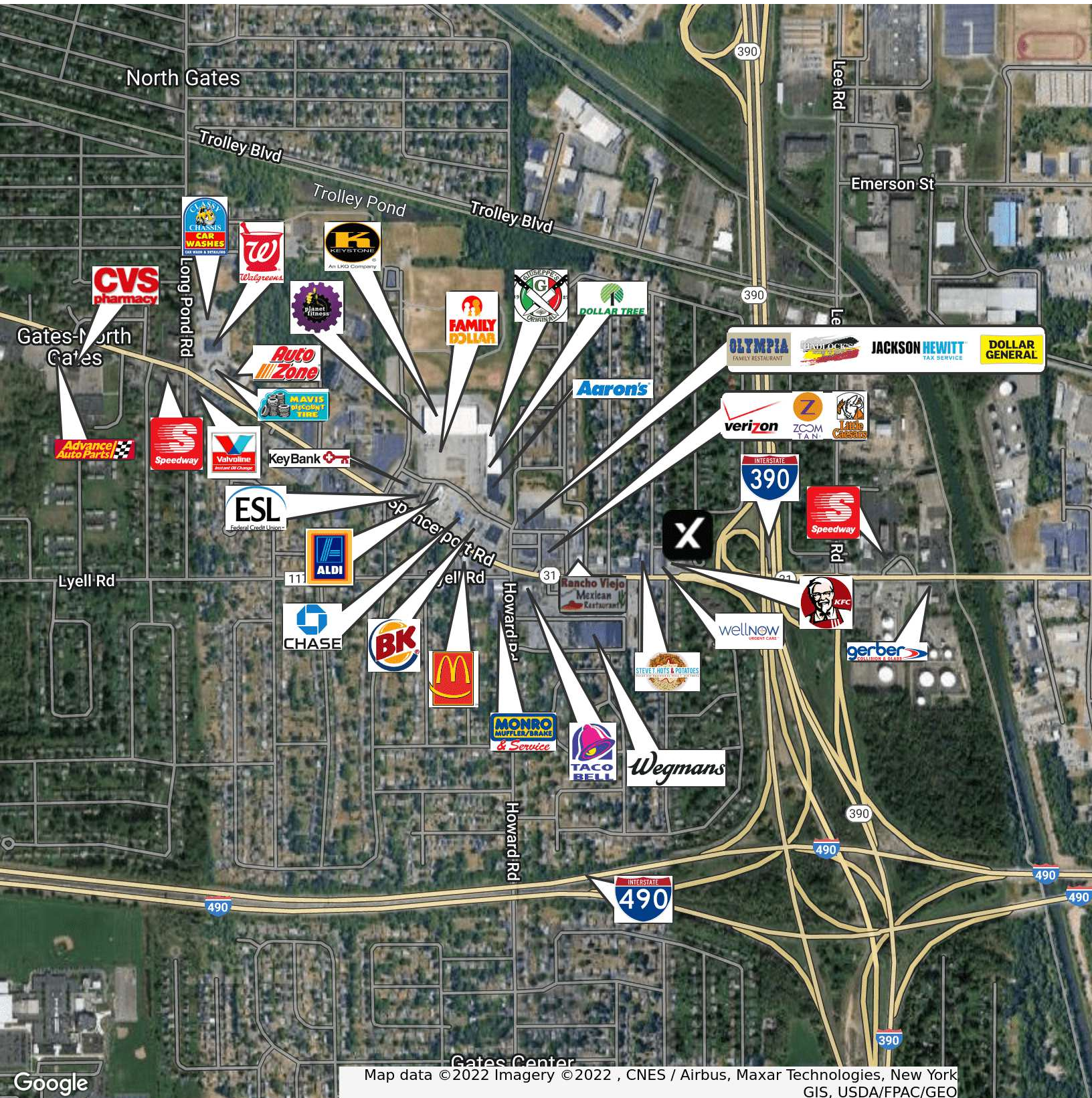
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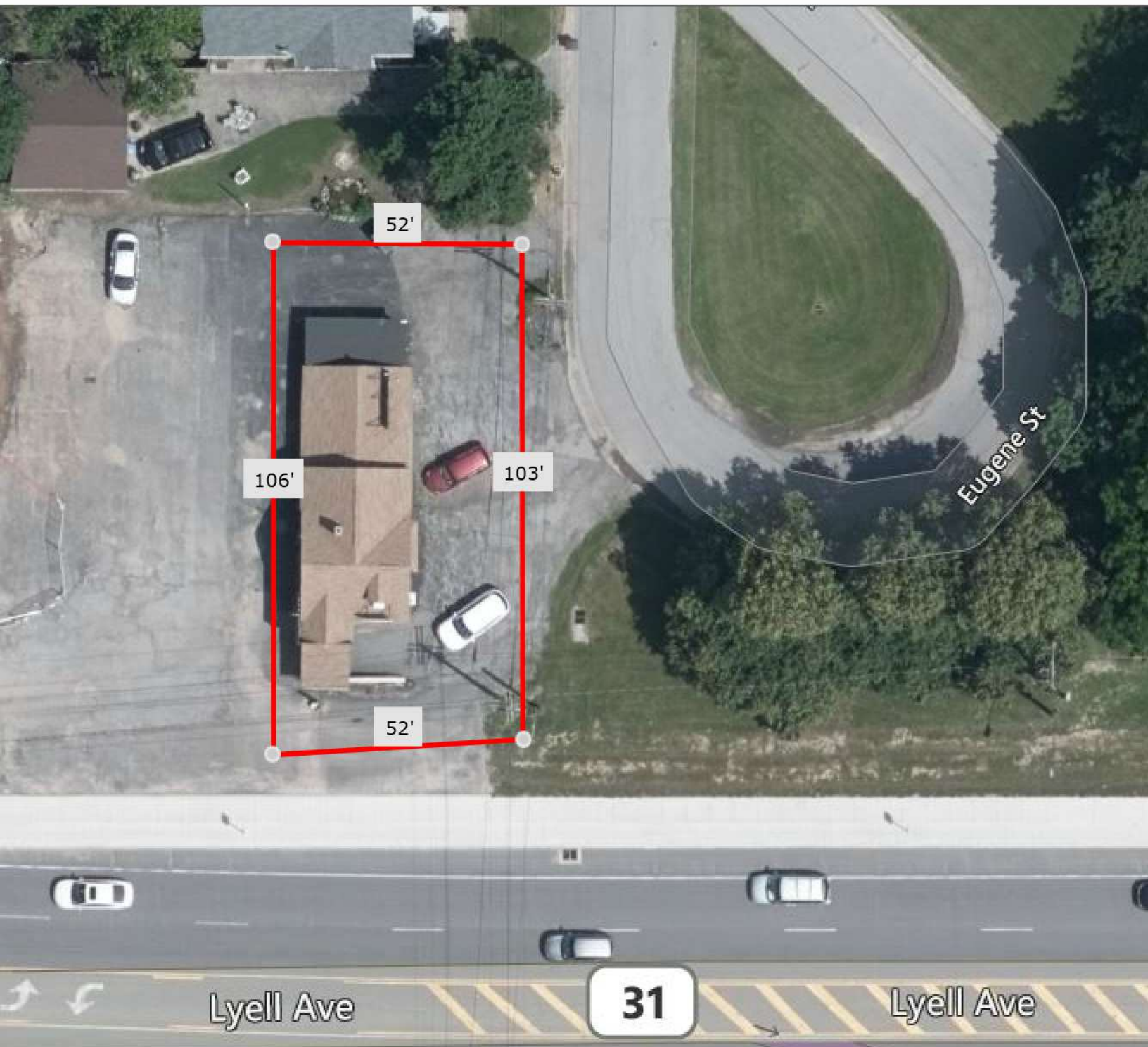
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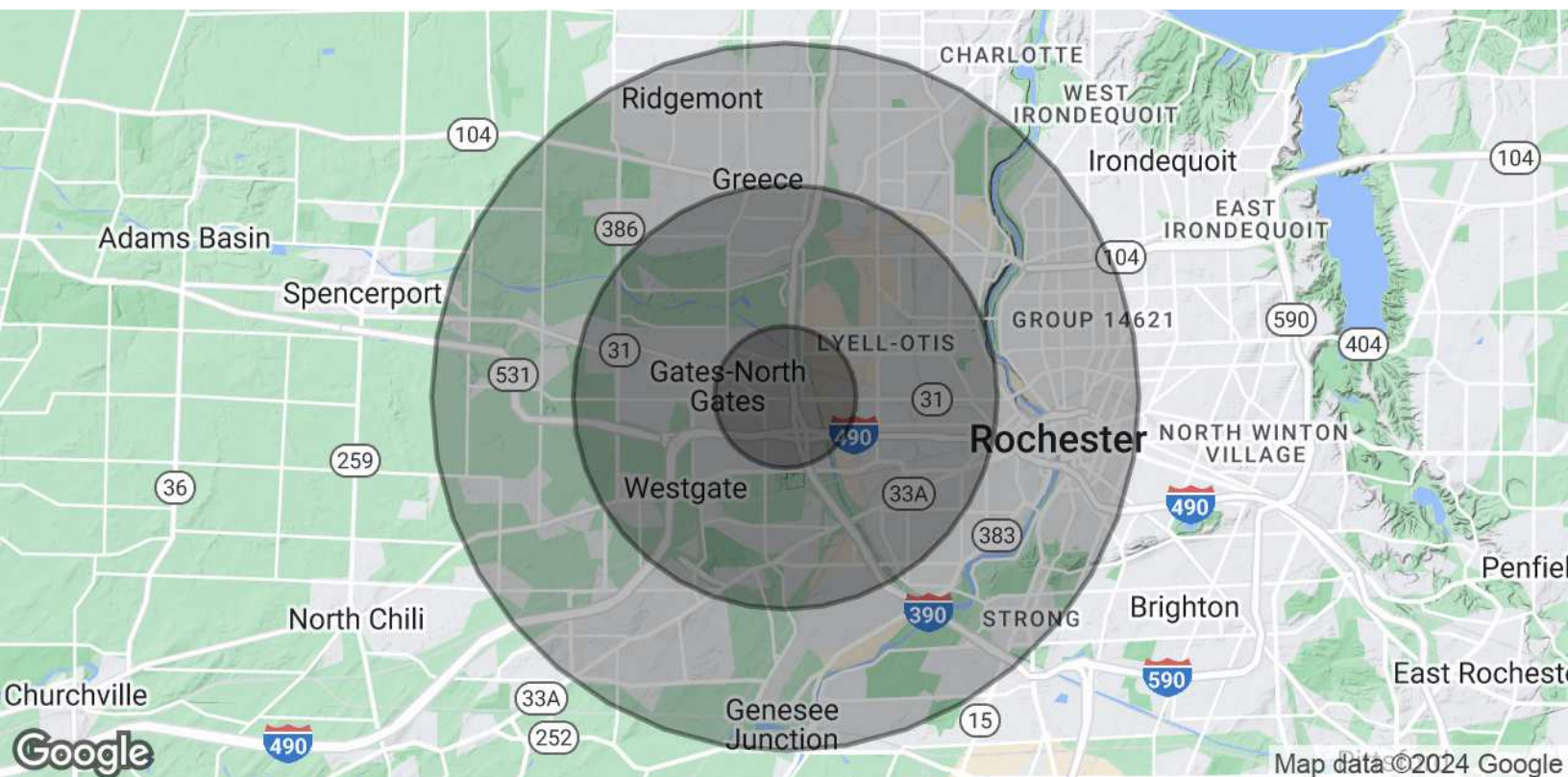
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Population	1 Mile	3 Miles	5 Miles
Total Population	8,715	70,102	236,183
Average Age	39.7	37.7	35.5
Average Age (Male)	36.1	34.7	33.3
Average Age (Female)	43.2	40.3	37.3
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,457	27,533	91,420
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$49,601	\$50,789	\$48,195
Average House Value	\$63,594	\$121,493	\$115,538

* Demographic data derived from 2020 ACS - US Census

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2218 Lyell Ave , Rochester, NY 14606



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

Michael Conroy

585.735.7739

michaelconroyrealty@gmail.com

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585.217.7800

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