



# Packett's Landing

100-500 Packetts Lndg, Fairport, NY 14450



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 | Packett's Landing

100-500 Packetts Lndg, Fairport, NY 14450



## Offering Summary

Lease Rate:	\$18.00 SF/yr (MG; Gross)
Building Size:	42,890 SF
Available SF:	500 - 3,350 SF
Lot Size:	0.6 Acres
Year Built:	1982
Zoning:	L-D Landing Development District
Market:	Rochester
Submarket:	Fairport

## Property Overview

Introducing Packett's Landing! This incredible property is located at 100-500 Packett's Lndg, Fairport, NY 14450, along the historic Erie Canal in the picturesque Village of Fairport. Offering Class A Office/Retail suites, this property is perfect for your business needs. Elevators provide easy access to upper-level suites, some of which offer stunning canal views. Custom buildouts are available upon request to cater to the unique requirements of your business. Situated in the heart of the Village of Fairport, you'll have access to a vibrant culture with a plethora of shopping and dining options within walking distance. Canal Path is just steps away from the buildings, allowing you to enjoy the scenic beauty of the waterway. Other attractive features include Fairport Electric, free on-site parking, and seasonal boat docking nearby. Packett's Landing is the ideal location to start or relocate your business. Take advantage of this opportunity to enjoy all the amenities and benefits this property has to offer. Your business deserves the best, and Packett's Landing delivers on every level.

## Property Highlights

- Located in the Village of Fairport
- Shopping & dining within walking distance
- Canal Park directly adjacent to buildings
- Fairport Electric (municipal power)

**Michael Conroy**

585.735.7739

michaelconroyrealty@gmail.com

**Richard Rock**

585.217.7800

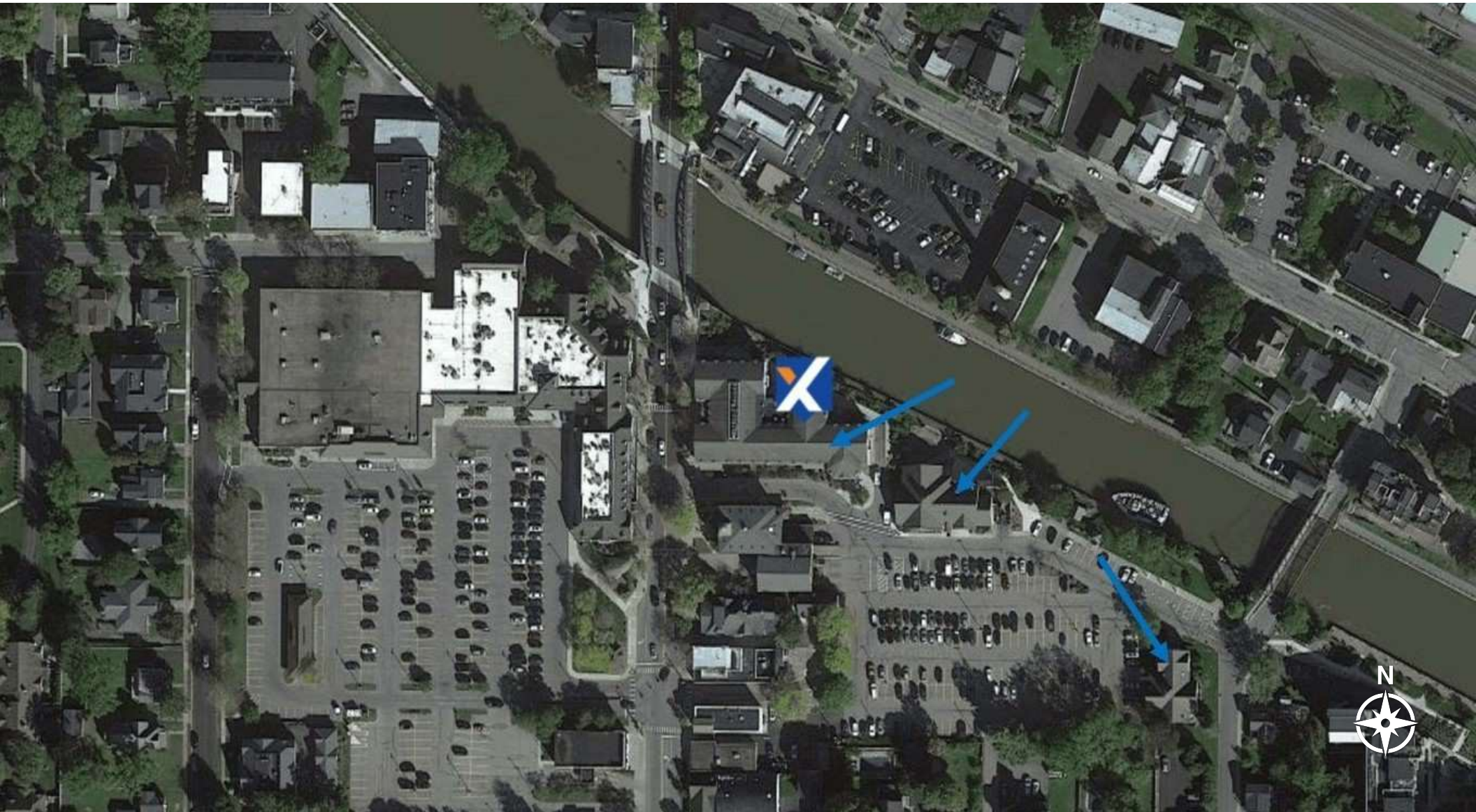
richard.rock7800@gmail.com

**exp**<sup>TM</sup>  
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# FOR LEASE | Packett's Landing

100-500 Packetts Lndg, Fairport, NY 14450



**Michael Conroy**

585.735.7739

michaelconroyrealty@gmail.com

**Richard Rock**

585.217.7800

richard.rock7800@gmail.com

**exp**<sup>TM</sup>  
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# FOR LEASE | Packett's Landing

100-500 Packetts Lndg, Fairport, NY 14450



**Michael Conroy**

585.735.7739

michaelconroyrealty@gmail.com

**Richard Rock**

585.217.7800

richard.rock7800@gmail.com

**exp**<sup>TM</sup>  
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# FOR LEASE | Packett's Landing

100-500 Packetts Lndg, Fairport, NY 14450



**Michael Conroy**

585.735.7739

michaelconroyrealty@gmail.com

**Richard Rock**

585.217.7800

richard.rock7800@gmail.com

**exp**<sup>TM</sup>  
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# FOR LEASE | Packett's Landing

100-500 Packetts Lndg, Fairport, NY 14450



**Michael Conroy**

585.735.7739

michaelconroyrealty@gmail.com

**Richard Rock**

585.217.7800

richard.rock7800@gmail.com

**exp**<sup>TM</sup>  
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# FOR LEASE | Packett's Landing

100-500 Packetts Lndg, Fairport, NY 14450



**Michael Conroy**

585.735.7739

michaelconroyrealty@gmail.com

**Richard Rock**

585.217.7800

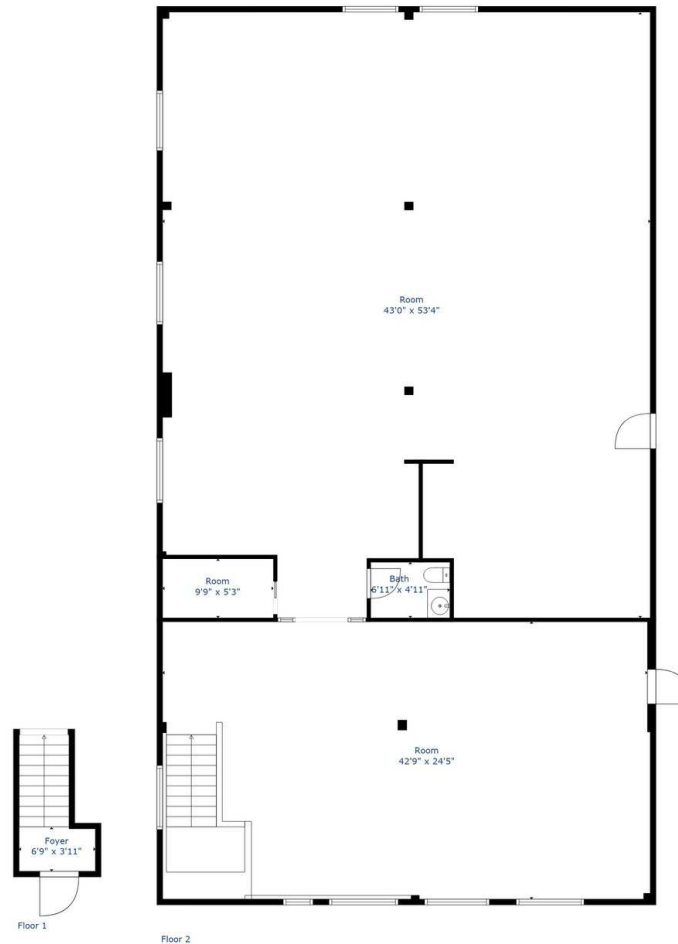
richard.rock7800@gmail.com

**exp**<sup>TM</sup>  
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# FOR LEASE | Packett's Landing Suite 280

100-500 Packetts Lndg, Fairport, NY 14450



## Estimated areas

GLA Below Ground: 0 sq. ft, excluded 81 sq. ft  
GLA FLOOR 2: 3481 sq. ft, excluded 0 sq. ft  
Total GLA 3481 sq. ft, total scanned area 3562 sq. ft

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



**Michael Conroy**

585.735.7739

michaelconroyrealty@gmail.com

**Richard Rock**

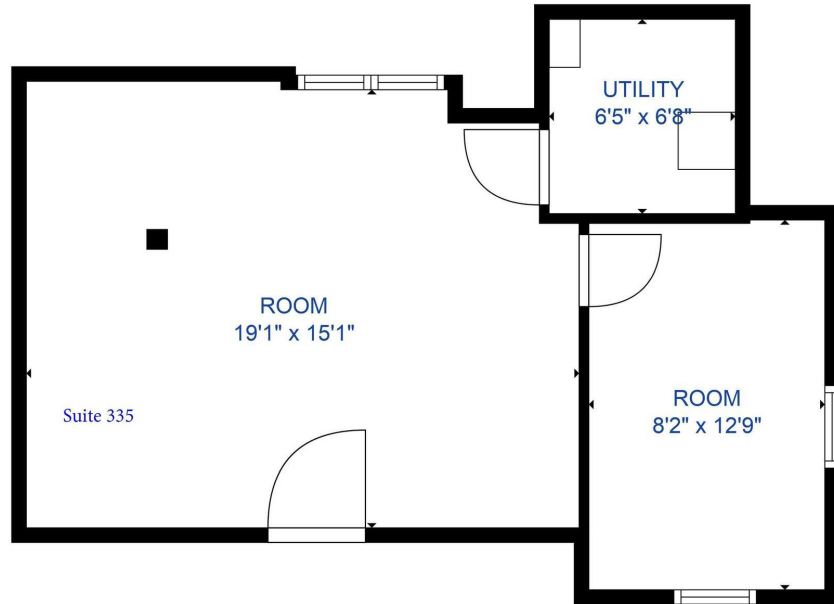
585.217.7800

richard.rock7800@gmail.com



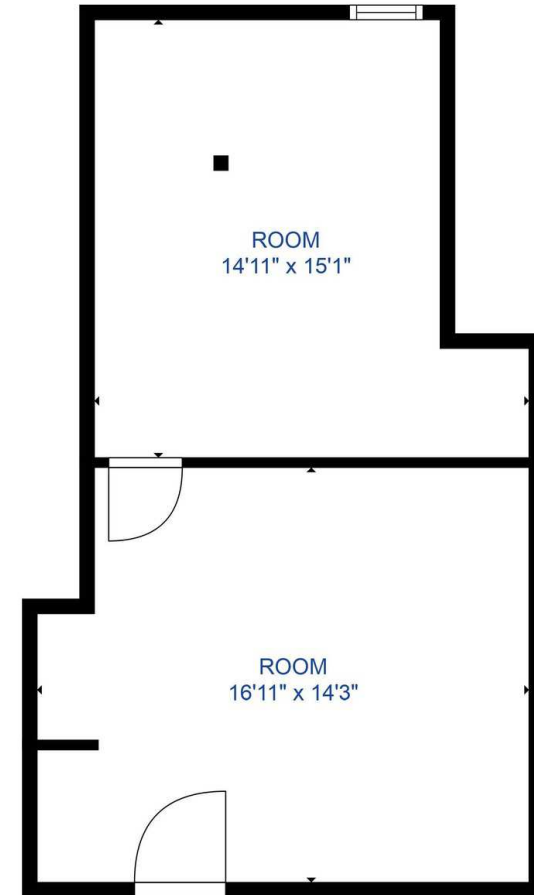
# FOR LEASE | Packett's Landing Suite 335 & 360

100-500 Packetts Lndg, Fairport, NY 14450



Total scanned area: 483 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Suite 360

Total scanned area: 474 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

**Michael Conroy**

585.735.7739

michaelconroyrealty@gmail.com

**Richard Rock**

585.217.7800

richard.rock7800@gmail.com

**exp**<sup>TM</sup>  
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# FOR LEASE | Packett's Landing Suite 355

100-500 Packetts Lndg, Fairport, NY 14450



## Estimated areas

GLA FLOOR 1: 1666 sq. ft, excluded 45 sq. ft  
Total GLA 1666 sq. ft, total scanned area 1711 sq. ft

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



**Michael Conroy**

585.735.7739

michaelconroyrealty@gmail.com

**Richard Rock**

585.217.7800

richard.rock7800@gmail.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# FOR LEASE | Packett's Landing

100-500 Packetts Lndg, Fairport, NY 14450



## Lease Information

Lease Type:	MG; Gross	Lease Term:	Negotiable
Total Space:	500 - 3,350 SF	Lease Rate:	\$18.00 SF/yr

## Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description	Video
Suite 280	3,350 SF	Modified Gross	\$18.00 SF/yr	This suite offers a spectacular canal view with multiple entry points and signage facing Main Street. Custom buildouts are available to suit your business needs. Enjoy the affordable Fairport electric and close proximity to the canal trail, shopping, restaurants, and bars.	<a href="#">View Here</a>
Suite 335	500 SF	Gross	\$18.00 SF/yr	One office suite with additional workspace is located on the third floor with elevator access. We will deliver with new carpet and fresh paint; buildouts are available upon request.	<a href="#">View Here</a>
Suite 360	500 SF	Gross	\$18.00 SF/yr	Two office suite located on the third floor with elevator access. We will deliver with new carpet and fresh paint; buildouts are available upon request.	<a href="#">View Here</a>

**Michael Conroy**

585.735.7739

michaelconroyrealty@gmail.com

**Richard Rock**

585.217.7800

richard.rock7800@gmail.com

**exp**<sup>TM</sup>  
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# FOR LEASE | Packett's Landing

100-500 Packetts Lndg, Fairport, NY 14450



Suite	Size (SF)	Lease Type	Lease Rate	Description	Video
Suite 355	1,711 - 2,155 SF	Gross	\$18.00 SF/yr	Located in the heart of Fairport, New York, at Packett's Landing, this third-floor office suite offers stunning views of the Erie Canal and main street. It features seven offices (two suitable as conference rooms), a server room, private bathroom, reception area, and storage, all accessible via elevator. Surrounded by shops, restaurants, and coffee houses, and with convenient parking, it's an ideal spot for businesses seeking a blend of functionality and vibrant surroundings.	-

**Michael Conroy**

585.735.7739

michaelconroyrealty@gmail.com

**Richard Rock**

585.217.7800

richard.rock7800@gmail.com



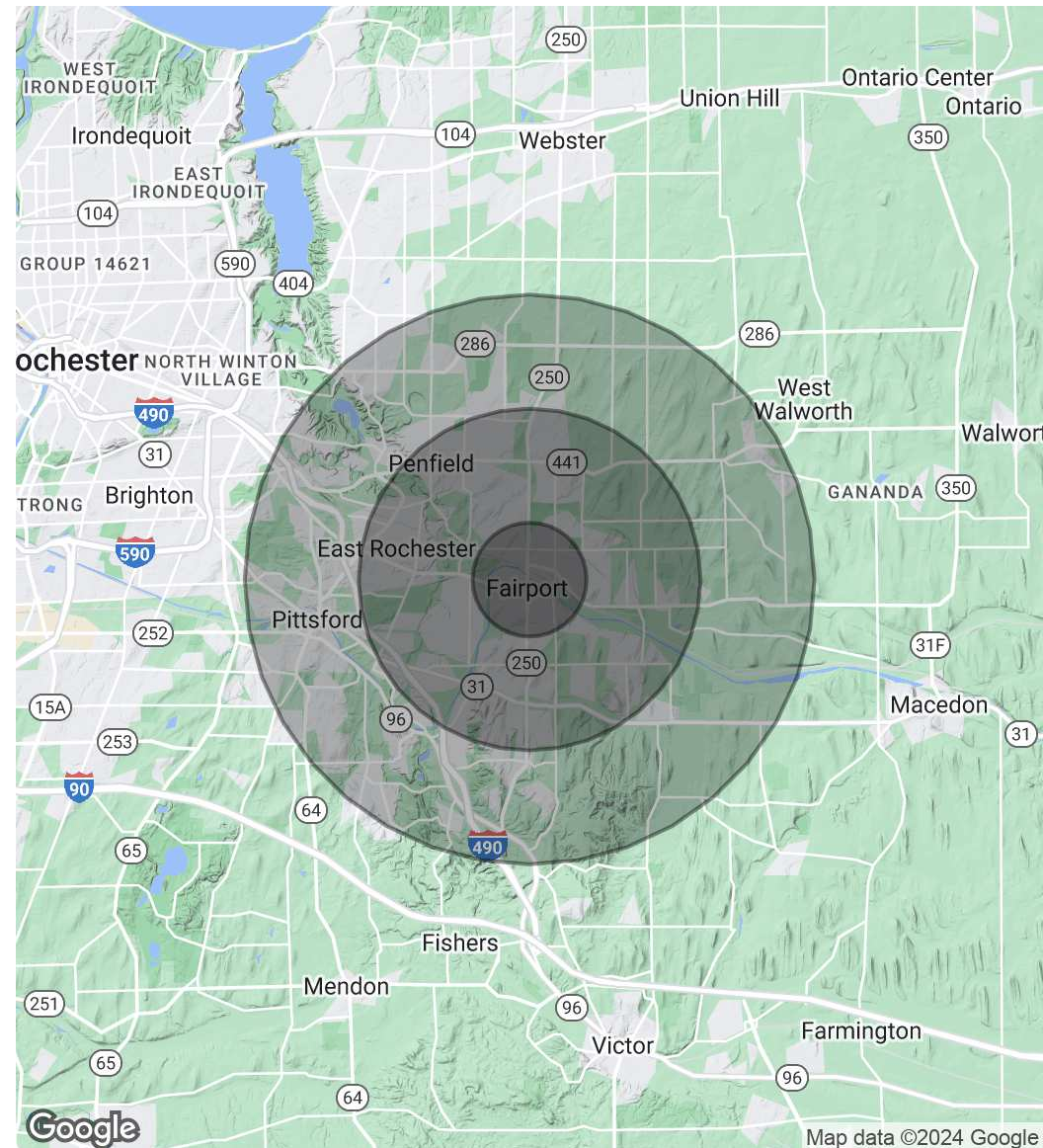
eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# FOR LEASE | Packett's Landing

100-500 Packetts Lndg, Fairport, NY 14450

Population	1 Mile	3 Miles	5 Miles
Total Population	8,458	52,547	106,053
Average Age	44.7	43.6	42.8
Average Age (Male)	44.6	42.3	41.8
Average Age (Female)	44.7	44.9	44.1
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,679	21,710	42,841
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$78,586	\$82,870	\$89,030
Average House Value	\$180,426	\$198,354	\$206,336

\* Demographic data derived from 2020 ACS - US Census



**Michael Conroy**

585.735.7739

michaelconroyrealty@gmail.com

**Richard Rock**

585.217.7800

richard.rock7800@gmail.com

**exp**<sup>TM</sup>  
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# FOR LEASE | Packett's Landing

100-500 Packetts Lndg, Fairport, NY 14450



Associate Real Estate Broker

**Michael Conroy**

**C:** 585.802.3327

michaelconroyrealty@gmail.com



NY #10301218830



Associate Real Estate Broker

**Richard Rock**

**C:** 585.217.7800

richard.rock7800@gmail.com



NY #30R01055945

**Michael Conroy**

585.735.7739

michaelconroyrealty@gmail.com

**Richard Rock**

585.217.7800

richard.rock7800@gmail.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.