

8 N MAIN STREET

8 N Main Street
Pittsford, NY 14534



RETAIL PROPERTY FOR LEASE



Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934



8 N MAIN STREET

8 N Main Street
Pittsford, NY 14534



PROPERTY DESCRIPTION

2,250 SF office/professional services building in excellent condition. The building offers two floors and multiple entrances, as well as off-street parking. The landlord does a CAM reconciliation every year. Taxes are \$13,378.77/yr, and Insurance is \$1,021.63/yr. Utilities are not included. CAM includes snow removal and landscaping. The tenant can handle snow removal and landscaping separately if so desired.

LOCATION DESCRIPTION

Located in the center of the idyllic Village of Pittsford, this building is in a highly walkable area with sidewalks, street parking, and off-street parking and is surrounded by numerous local restaurants, businesses, and retail shops. Pittsford is a suburb in the southeastern region of the Rochester MSA, less than 15 minutes from downtown Rochester. Residents frequently bike or walk with their families to and from the Village, which is situated along the Erie Canal Heritage Trail, to enjoy the various nearby businesses and eateries.

PROPERTY HIGHLIGHTS

- Off street parking
- Building is in excellent condition
- Incredible demographics in surrounding community
- Walkable neighborhood

SPACES	LEASE RATE	SIZE (SF)
Available Space	\$2,500 per month	2,250

VIRTUAL 3D TOUR

<https://my.matterport.com/show/?m=Lruq7G2LKx5>



Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934



8 N MAIN STREET

8 N Main Street
Pittsford, NY 14534



Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934



8 N MAIN STREET

8 N Main Street
Pittsford, NY 14534



Demographic Report

	1 Mi.	2 Mi.	3 Mi.	10 Min.
Population				
2023 Estimated Population	6,388	22,585	48,034	80,565
2028 Projected Population	6,251	22,166	47,280	79,190
2020 Census Population	6,387	22,938	48,580	81,455
2010 Census Population	6,522	23,450	48,771	81,498
2023 Median Age	45.3	45.1	45.5	45.7
Households				
2023 Estimated Households	2,314	8,597	19,757	34,188
2028 Projected Households	2,239	8,382	19,343	33,433
2020 Census Households	2,290	8,638	19,755	34,164
2010 Census Households	2,424	8,686	19,296	33,275
Race and Ethnicity				
2023 Estimated White	70.5%	76.2%	80.0%	81.3%
2023 Estimated Black or African American	2.1%	2.7%	3.6%	4.2%
2023 Estimated Asian or Pacific Islander	23.2%	16.2%	10.8%	8.9%
2023 Estimated American Indian or Native Alaskan	-	0.1%	0.2%	0.1%
2023 Estimated Other Races	4.2%	4.9%	5.5%	5.4%
2023 Estimated Hispanic	3.1%	4.0%	4.6%	4.4%
Income				
2023 Estimated Average Household Income	\$197,200	\$187,222	\$172,542	\$164,500
2023 Estimated Median Household Income	\$128,532	\$122,331	\$113,833	\$112,569
2023 Estimated Per Capita Income	\$72,588	\$71,985	\$71,416	\$70,111
Education (Age 25+)				
2023 Estimated High School Graduate	9.6%	12.0%	12.8%	12.4%
2023 Estimated Some College	7.2%	10.5%	11.6%	11.6%
2023 Estimated Associates Degree Only	6.7%	7.9%	8.1%	8.5%
2023 Estimated Bachelors Degree Only	33.6%	30.7%	29.3%	29.3%
2023 Estimated Graduate Degree	40.2%	35.3%	34.2%	34.3%
2023 Estimated College Educated	0.877	0.844	0.832	0.837
Business				
2023 Estimated Total Businesses	353	905	2,083	3,998
2023 Estimated Total Employees	3,691	8,746	21,827	47,926
2023 Estimated Employee Population per Business	10.5	9.7	10.5	12.0
2023 Estimated Residential Population per Business	18.1	25.0	23.1	20.2



Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934

