

RETAIL/OFFICE SPACE

3127 Chili Ave
Rochester, NY 14624



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

Joe Rowely, Jr.
585-820-3153 | Joe@AnchorREA.com
250 Mill St, Rochester, NY 14614
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PROPERTY DESCRIPTION

This free standing building is located on the southside corner of Chili Avenue at Paul Road on 3.2 Acres with nearby access to Interstate 490. The former Walgreens is situated in the heart of the retail corridor in Chili Center, this retail/office space has great visibility, perfect for a high traffic retail user for professional/medical offices. The property can be subdivided for multiple tenants.

LOCATION DESCRIPTION

Located at the intersections of Chili Ave and Paul Road, less than a mile from I-490, this property is situated next to several Neighborhood Center shopping centers. South of Paul Road there is Target and Wegmans-anchored plaza with banking pad sites. To the West of Chili Ave there is a Aldi and Big Lots-anchored center. QSRs in the area include Wendy's, Tim Hortons, Taco Bell, and McDonald's. Banks include M&T Bank, ESL Credit Union, Five Star Bank, Citizens Bank, KeyBank, Thompkins Bank of Castile, and Canandaigua National Bank & Trust. Other national retailers including Pet Supplies Plus, Monro, AutoZone, Valvoline, and Microtel Inn & Suites. Numerous local bars, restaurants, and retailers round out of the commercial activity in the area.

PROPERTY HIGHLIGHTS

- Existing Single Story 14,820 SF Building
- 75 Car Parking
- Situated on Corner Lot with ADDT of 20,060
- Across from Wegmans, Target, Dunkin Donuts, Starbucks & more
- 14 Minutes from Greater Rochester International Airport & Downtown Rochester

OFFERING SUMMARY

Lease Rate:	Negotiable
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Available SF:	14,820 SF
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Lot Size:	3.2 Acres
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Building Size:	14,820 SF
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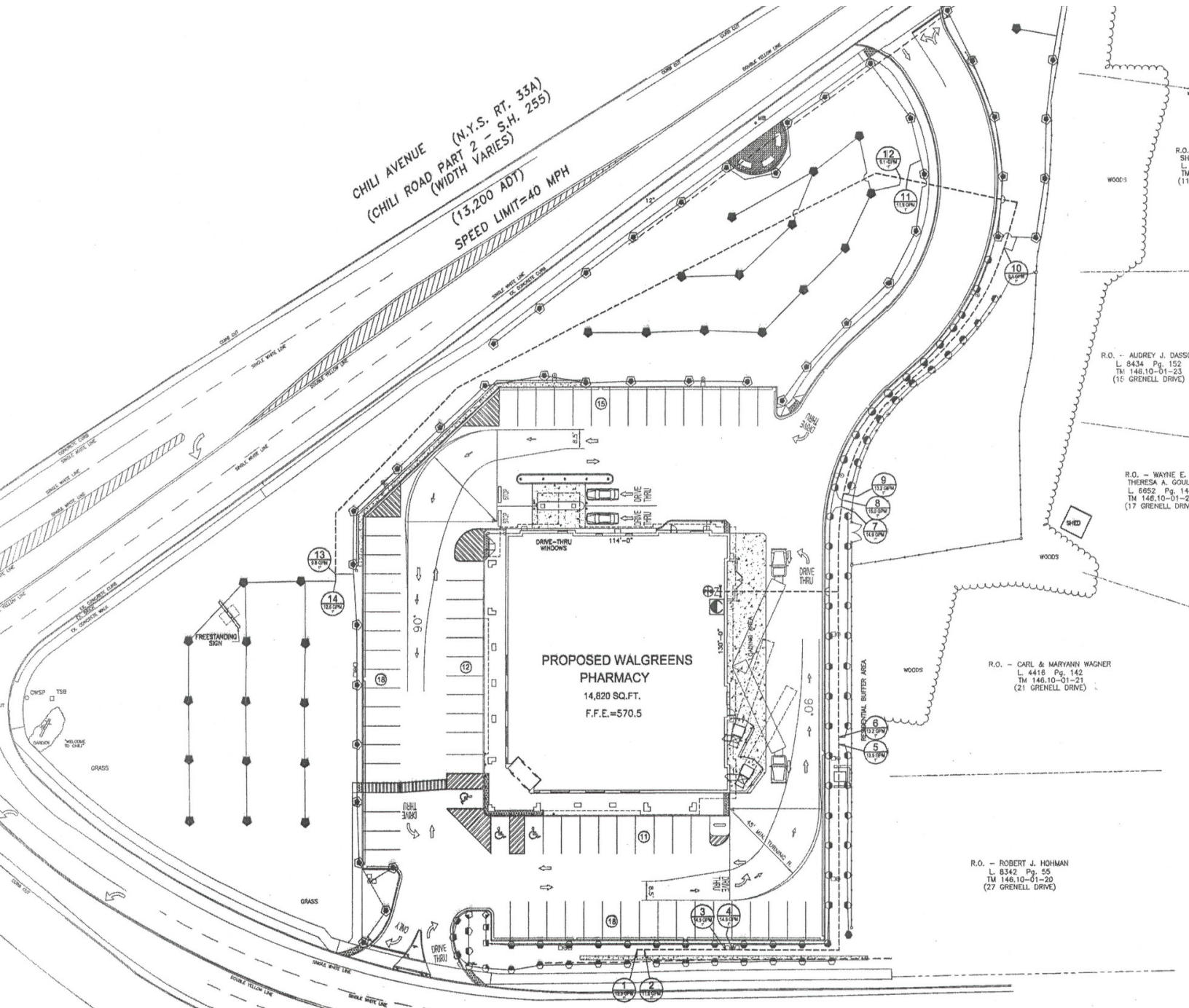


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DONOVAN
REAL ESTATE SERVICES

ANCHOR
Real Estate Advisors



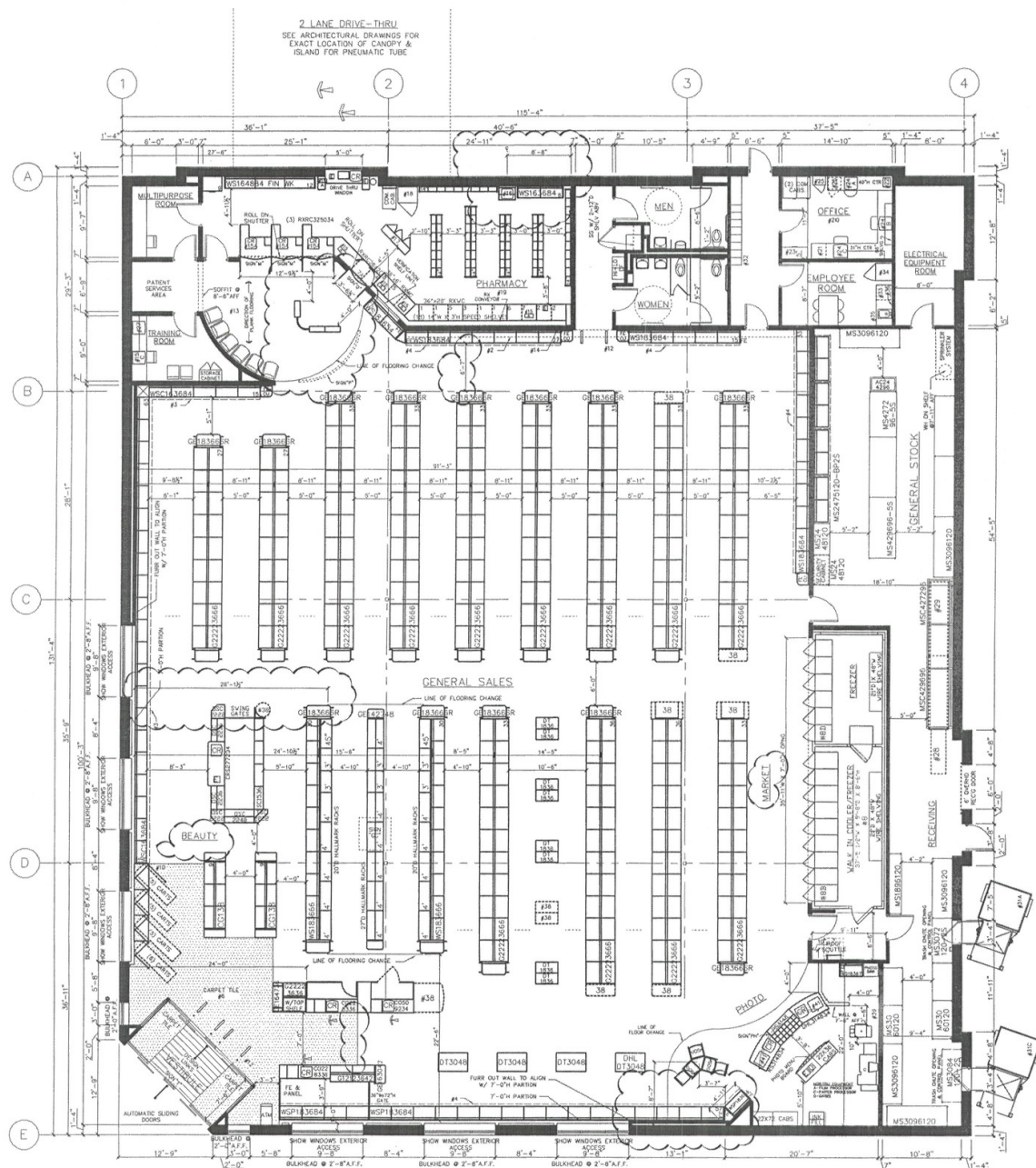
Site Plan

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RETAIL BROKERS
NETWORK
ICSC

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Floor plan

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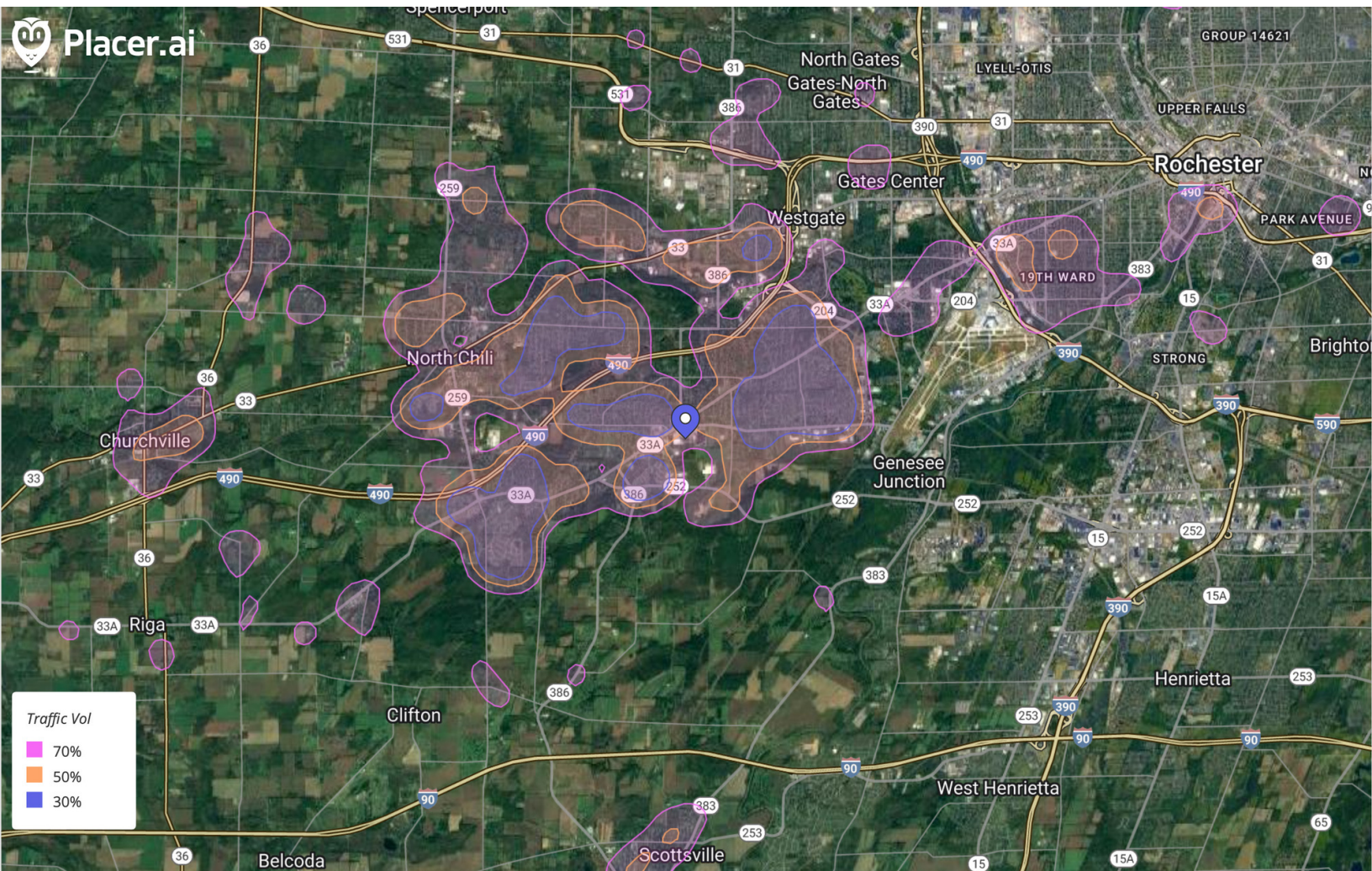
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Wegmans | | Aug 1st, 2021 - Jul 31st, 2022
Data provided by Placer Labs Inc. (www.placer.ai)

Wegmans Trade Area from Placer.ai

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Ranking Overview

Within: Chain Metric: Visits

Download



* Coverage levels should be considered when comparing Ranking results. [Learn more](#)

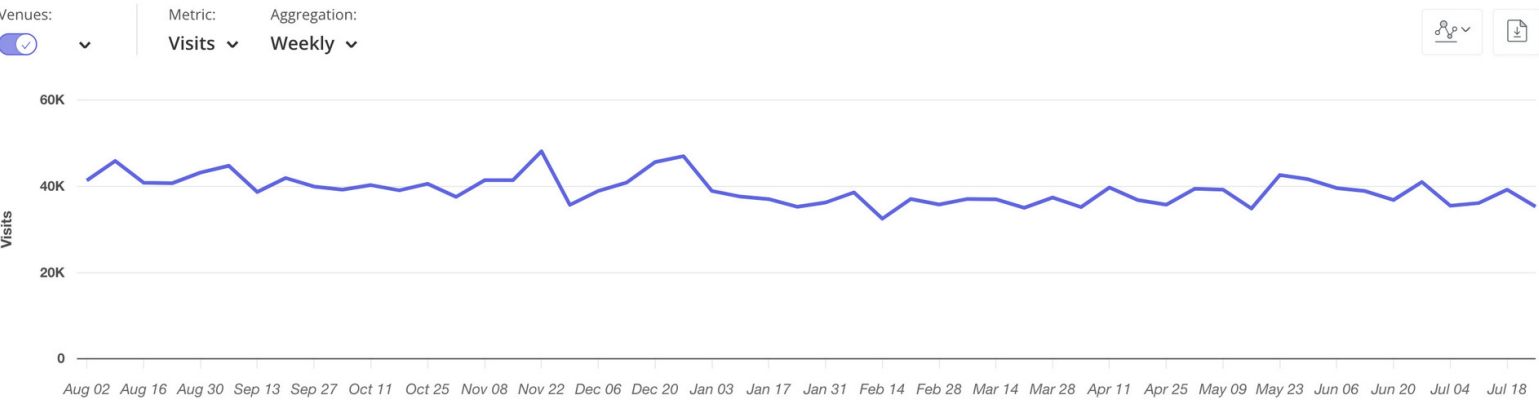
Metrics

Property: Wegmans / Chili Ave, Rochest...



Visits	2M	Visit Frequency	9.76
Visits / sq ft	16.98	Avg. Dwell Time	34 min
Visitors	208.9K	Panel Visits	37K

Visits Trend



Wegmans rankings and traffic from Placer.ai

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DEMOGRAPHICS	3 MI	5 MI	7 MI	12 MIN
Population				
2022 Estimated Population	32,350	79,484	189,004	75,929
2027 Projected Population	31,973	78,672	187,213	75,160
2020 Census Population	32,614	80,476	190,683	76,857
2010 Census Population	31,907	76,943	184,251	74,860
Projected Annual Growth 2022 to 2027	-0.2%	-0.2%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2022	0.1%	0.3%	0.2%	0.1%
2022 Median Age	43.2	39.3	37.1	39.9
Households				
2022 Estimated Households	13,552	30,636	73,567	29,526
2027 Projected Households	13,376	30,256	72,729	29,167
2020 Census Households	13,647	31,008	74,197	29,811
2010 Census Households	12,784	29,135	69,879	28,672
Projected Annual Growth 2022 to 2027	-0.3%	-0.2%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2022	0.5%	0.4%	0.4%	0.2%
Income				
2022 Estimated Average Household Income	\$92,941	\$82,276	\$70,810	\$80,856
2022 Estimated Median Household Income	\$78,137	\$73,072	\$62,256	\$71,017
2022 Estimated Per Capita Income	\$39,033	\$32,193	\$28,020	\$31,879
Education (Age 25+)				
2022 Estimated Elementary (Grade Level 0 to 8)	2.2%	2.8%	3.9%	3.1%
2022 Estimated Some High School (Grade Level 9 to 11)	4.0%	4.6%	7.7%	5.3%
2022 Estimated High School Graduate	22.7%	25.4%	26.5%	26.2%
2022 Estimated Some College	18.5%	18.5%	18.0%	18.1%
2022 Estimated Associates Degree Only	14.6%	13.9%	12.7%	14.1%
2022 Estimated Bachelors Degree Only	21.5%	20.7%	18.1%	19.8%
2022 Estimated Graduate Degree	16.5%	14.1%	13.2%	13.3%
2022 Estimated College Degree	71.1%	67.2%	62.0%	65.3%
Business				
2022 Estimated Total Businesses	742	2,251	6,181	2,346
2022 Estimated Total Employees	12,701	41,744	120,069	39,322
2022 Estimated Employee Population per Business	17.1	18.5	19.4	16.8
2022 Estimated Residential Population per Business	43.6	35.3	30.6	32.4

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FDIC Deposits 14624 ZIP Code	City, State	ZIP	Deposits (\$000) for June 30, 2021
Bank of America, National Association	Charlotte, NC		
100 Pixley Road	Rochester	14624	116,831
Totals for Certificate Number 3510	1 Office(s)		116,831
Citizens Bank, National Association	Providence, RI		
800 Paul Road	Rochester	14624	70,456
2042 Chili Avenue	Rochester	14624	49,925
2345 Buffalo Road	Rochester	14624	19,798
Totals for Certificate Number 57957	3 Office(s)		140,179
Five Star Bank	Warsaw, NY		
3177 Chili Avenue	Rochester	14624	40,942
Totals for Certificate Number 659	1 Office(s)		40,942
Jpmorgan Chase Bank, National Association	Columbus, OH		
2130 Chili Avenue	Rochester	14624	84,829
2300 Buffalo Road	Rochester	14624	0
Totals for Certificate Number 628	2 Office(s)		84,829
Keybank National Association	Cleveland, OH		
1005 Elmgrove Road	Rochester	14624	94,072
3230 Chili Ave	Rochester	14624	93,181
Totals for Certificate Number 17534	2 Office(s)		187,253
Manufacturers and Traders Trust Company	Buffalo, NY		
3175 Chili Avenue	Rochester	14624	115,780
1955 Buffalo Road	Rochester	14624	89,871
Totals for Certificate Number 588	2 Office(s)		205,651
The Bank of Castile	Castile, NY		
3252 Chili Avenue	Rochester	14624	179,610
Totals for Certificate Number 13292	1 Office(s)		179,610
The Canandaigua National Bank and Trust Company	Canandaigua, NY		
3228 Chili Avenue	Rochester	14624	101,870
Totals for Certificate Number 6985	1 Office(s)		101,870
Woodforest National Bank	The Woodlands, TX		
2150 Chili Avenue	Rochester	14624	3,348
Totals for Certificate Number 23220	1 Office(s)		3,348



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