

3 SCHOEN PLACE

3 Schoen Place
Pittsford, NY 14534



PROPERTY DESCRIPTION

Freestanding building available for lease. Currently built out as a wine bar & liquor store, the building has two stories, and off-street parking spaces located directly across the street. The building is in excellent condition with incredible visibility from both directions. The building has exclusive use of the private parking lot with 25 spaces across the street.

LOCATION DESCRIPTION

The available space is located on Schoen Place, a street that borders the Erie Canal in the Village of Pittsford. Home to several local bars, restaurants, and local businesses Schoen Place is the hub of all social activity in Pittsford. Schoen Place is an energetic, lively street with a high amount of foot traffic due to it's proximity to the Erie Canal Heritage Pathway and numerous single-family homes in and around the Village of Pittsford. Pittsford is one of the more affluent suburbs in the Rochester MSA and boasts the highest median HHI in NY north of Westchester. A large percentage of residents hold college or advanced degrees and work in professional service/office jobs.

PROPERTY HIGHLIGHTS

- 25 private parking spaces across the street
- Multi- or Single-tenant building
- Well-maintained building
- Trade area can accommodate retail, restaurant, or professional services
- Highly trafficked street and trade area
- Off-street parking
- Affluent suburb

SPACES	LEASE RATE	SIZE (SF)
Available Building	Negotiable	5,766



Brian Donovan
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INCLUDES PRIVATE
OFF STREET PARKING

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PARKING SPACES**



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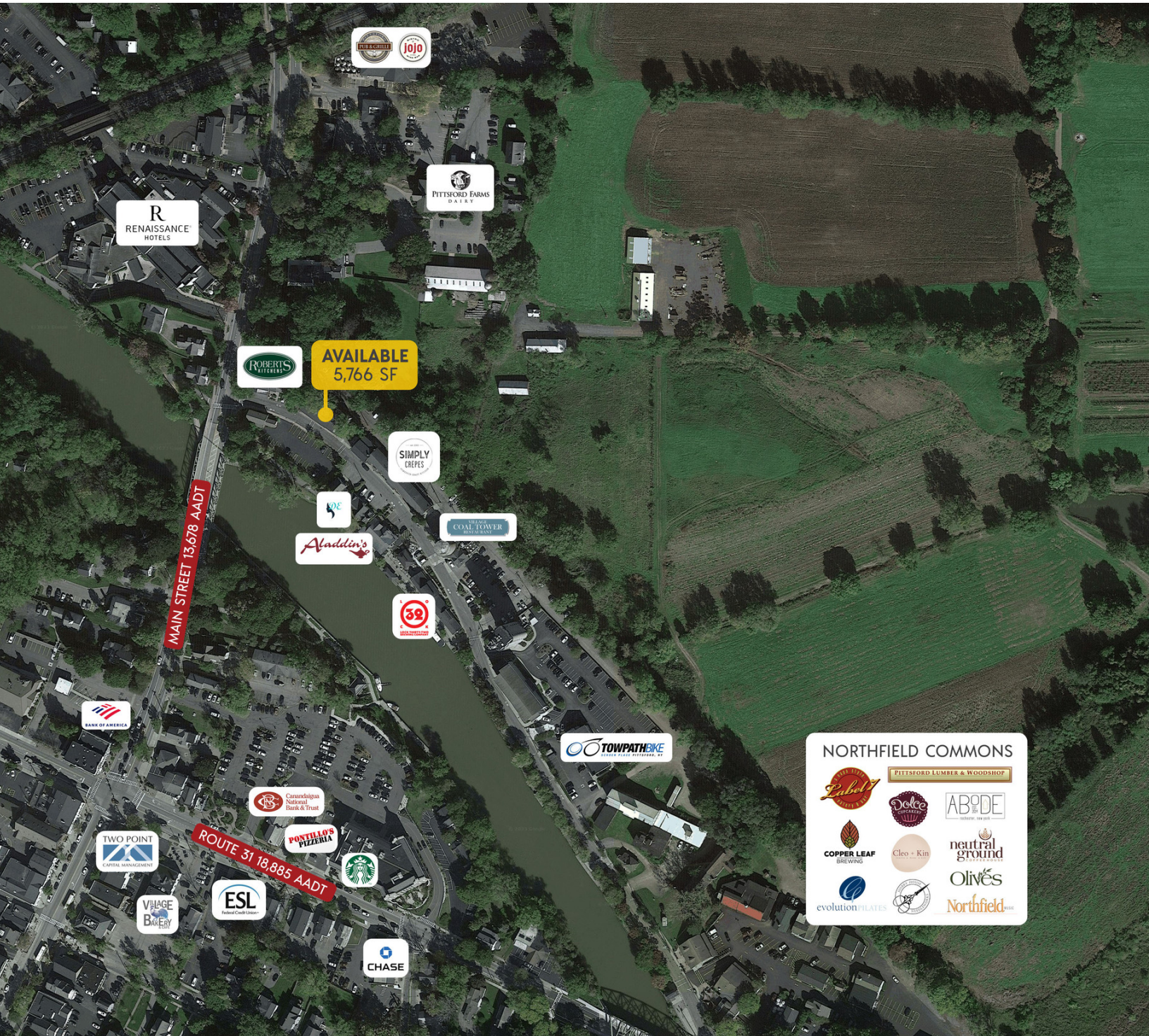


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DEMOGRAPHICS	1 MI	2 MI	3 MI	5 MIN
Population				
2022 Estimated Population	5,937	22,526	48,663	19,917
2027 Projected Population	5,856	22,202	48,059	19,631
2020 Census Population	5,979	22,905	49,060	20,234
2010 Census Population	6,073	23,500	49,336	20,745
2022 Median Age	45.4	44.5	45.6	44.3
Households				
2022 Estimated Households	2,144	8,568	20,053	7,563
2027 Projected Households	2,095	8,394	19,710	7,408
2020 Census Households	2,146	8,665	20,080	7,649
2010 Census Households	2,248	8,733	19,675	7,774
Race and Ethnicity				
2022 Estimated White	69.1%	76.6%	80.3%	75.8%
2022 Estimated Black or African American	2.0%	2.8%	3.6%	2.8%
2022 Estimated Asian or Pacific Islander	24.7%	15.5%	10.4%	16.3%
2022 Estimated American Indian or Native Alaskan	-	0.1%	0.2%	0.1%
2022 Estimated Other Races	4.2%	5.0%	5.5%	5.0%
2022 Estimated Hispanic	3.2%	4.2%	4.6%	4.3%
Income				
2022 Estimated Average Household Income	\$158,886	\$147,026	\$138,831	\$138,202
2022 Estimated Median Household Income	\$99,401	\$97,474	\$95,849	\$95,566
2022 Estimated Per Capita Income	\$58,596	\$56,632	\$57,639	\$53,285
Education (Age 25+)				
2022 Estimated High School Graduate	10.4%	12.9%	12.8%	13.5%
2022 Estimated Some College	7.4%	10.4%	11.5%	10.4%
2022 Estimated Associates Degree Only	7.3%	9.0%	8.4%	9.1%
2022 Estimated Bachelors Degree Only	33.1%	31.2%	30.1%	31.7%
2022 Estimated Graduate Degree	39.3%	32.8%	33.7%	31.7%
2022 Estimated College Educated	87.1%	83.4%	83.7%	82.9%
Business				
2022 Estimated Total Businesses	392	1,019	2,231	936
2022 Estimated Total Employees	4,664	11,818	25,801	10,783
2022 Estimated Employee Population per Business	11.9	11.6	11.6	11.5
2022 Estimated Residential Population per Business	15.2	22.1	21.8	21.3



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