

AYRAULT PROFESSIONAL BUILDING

815 Ayrault Road
Fairport, NY 14450



LOCATION DESCRIPTION

Ayrault Professional Building is located near the intersection of Ayrault Road and Route 250 (Moseley Road), in the Town of Perinton. Just a half mile north of the intersection of RT-31 and RT-250, this is an excellent opportunity to have your business in the heart of Perinton/Fairport. With over 15,000 average daily traffic count this location can be used for Medical office or Professional office and serve the Pittsford, Penfield, Fairport, East Rochester, and Victor communities.

SPACES	LEASE RATE	SIZE (SF)
Available Space 1	\$17.50 SF/yr	900
Available Space 2-Construction	\$17.50 SF/yr	1,100
Available Space 3-Furnished	\$17.50 SF/yr	1,100
Available Space 4	\$17.50 SF/yr	900

PROPERTY DESCRIPTION

Multi-story Medical or Professional Office Spaces for Lease. Building offers a large parking field and excellent visibility from the road. Located 400' from the intersection of Ayrault and Moseley Rd, this building is easily accessible for clients/patients and employees.

PROPERTY HIGHLIGHTS

- Medical or Professional office space
- Gross Lease
- Great location—Close to Wegmans, LA Fitness, and other daily retailers
- Able to serve most of east side of Monroe County



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



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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	900 - 1,100 SF	Lease Rate:	\$17.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Available Space 1	Available	900 SF	Gross	\$17.50 SF/yr	-
Available Space 2-Construction	Available	1,100 SF	Gross	\$17.50 SF/yr	Under construction as a medical/professional office, with a reception/waiting area and offices. Space has painted walls, with new flooring to be still be installed.
Available Space 3-Furnished	Available	1,100 SF	Gross	\$17.50 SF/yr	Fully furnished and built out as a medical/professional office, with a reception/waiting area, lab and production area, and private rooms.
Available Space 4	Available	900 SF	Gross	\$17.50 SF/yr	Small reception/waiting area with two private exam rooms, kitchenette, and storage space/closet.



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Stylish lobby with warm earth tones



Wheelchair lift for access to all floors from rear entrance



Rear entrance has steps and a ramp for access



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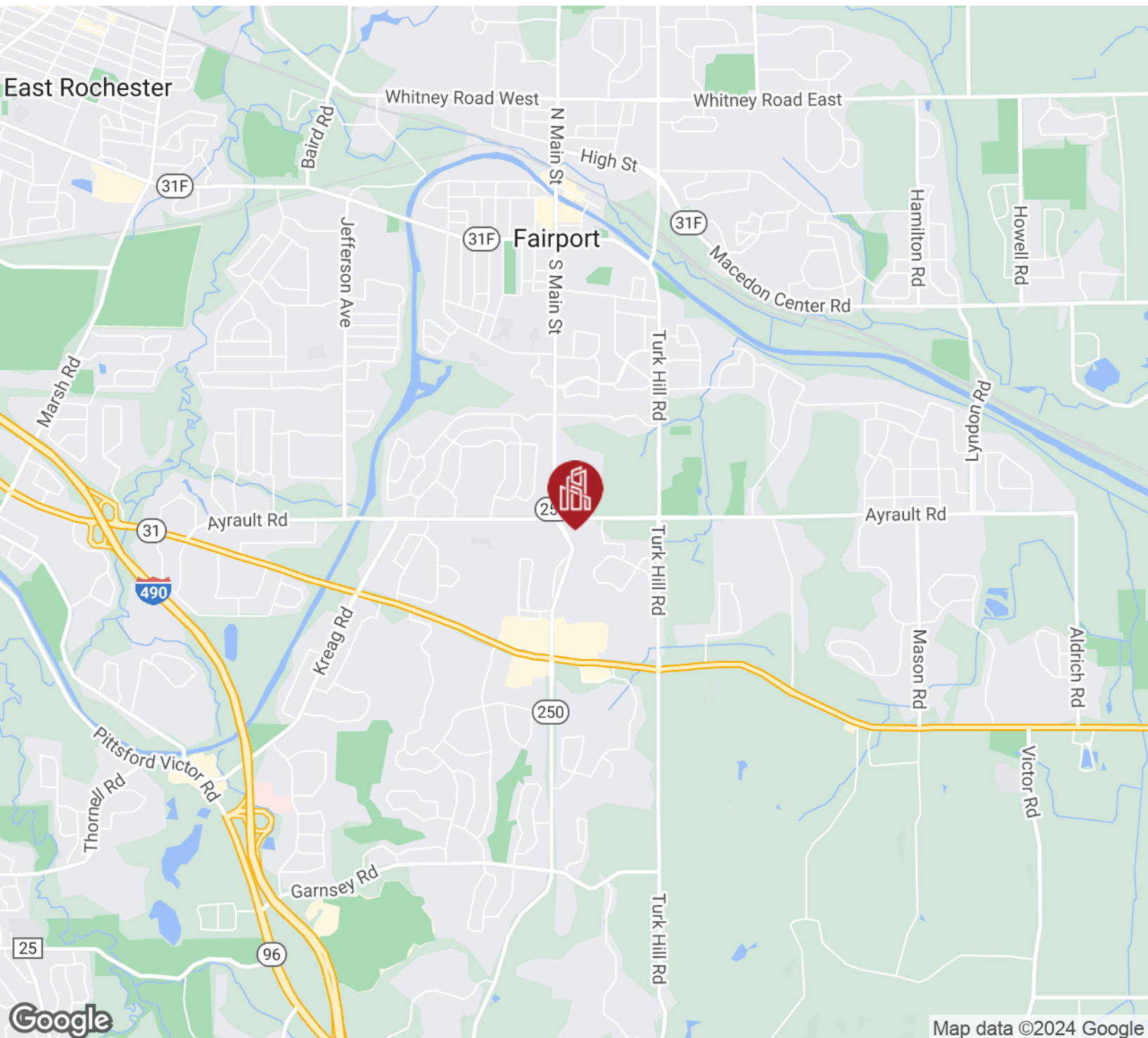


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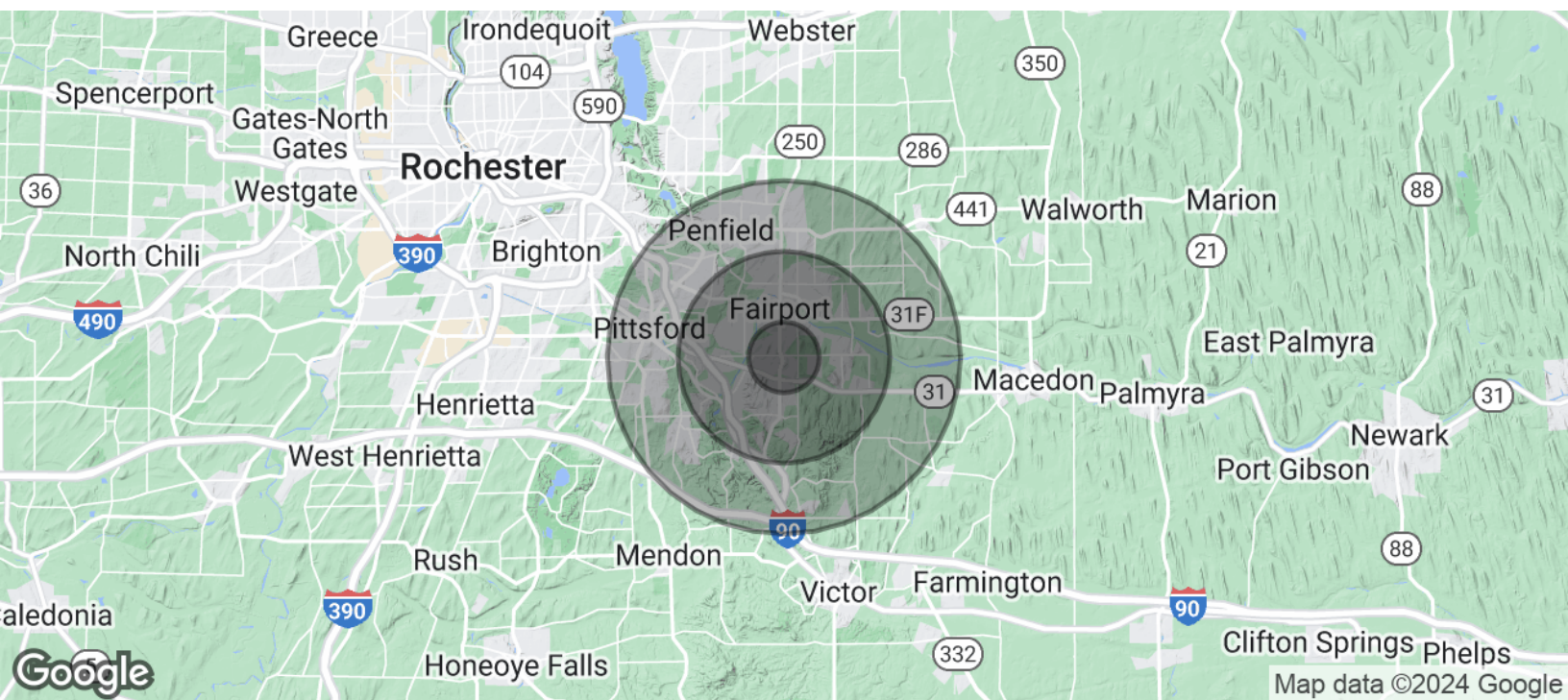


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,104	44,592	93,580
Average Age	47.9	47.5	45.6
Average Age (Male)	48.7	45.1	43.8
Average Age (Female)	47.5	48.6	46.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,502	19,904	39,894
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$98,502	\$101,151	\$109,445
Average House Value	\$204,726	\$221,915	\$232,715

2020 American Community Survey (ACS)



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