

Dunkin' Brockport

4675 Lake Rd S, Brockport, NY 14420



eXp Commercial | 165 Broadway Suite 23rd Floor | New York, NY 10006 |

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FOR LEASE | Dunkin' Brockport

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Offering Summary

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	2,950 SF
Available SF:	1,170 SF
Lot Size:	0.69 Acres
Year Built:	1970
Renovated:	2016
Zoning:	B-1 Business District
Market:	Rochester
Submarket:	Brockport
Traffic Count:	14,080

Property Overview

Introducing: Dunkin' Brockport Location: 4675 Lake Rd S, Brockport, NY 14420 Discover an incredible opportunity to lease a suite as a co-tenant to Dunkin' Brockport, a prime commercial property located in the bustling college town of Brockport, NY. Boasting a generous 1,170 SF of space, this property offers high visibility, easy access, and ample parking, making it an ideal location for your business. Previously occupied by Tompkins Financial, this versatile suite features two private offices, a private ADA bathroom, and an open area that can be used for cubicles or a welcoming greeting area. The zoning allows for continued use as a professional office or conversion to a retail space, giving you the flexibility to create a setup that suits your business needs. Situated in the highly trafficked area of Brockport, and with a traffic count of 14,080, Dunkin' Brockport offers unparalleled exposure for your brand. As a co-tenant with the well-known Dunkin' brand, you'll benefit from the increased foot traffic and visibility that comes with it. Lease terms are negotiable, and build-to-suit options are available to tailor the space to your specific requirements. Don't miss out on this exceptional opportunity to establish or expand your business in a prime location.

Property Highlights

- High Visibility
- Easy Access
- Ample Parking

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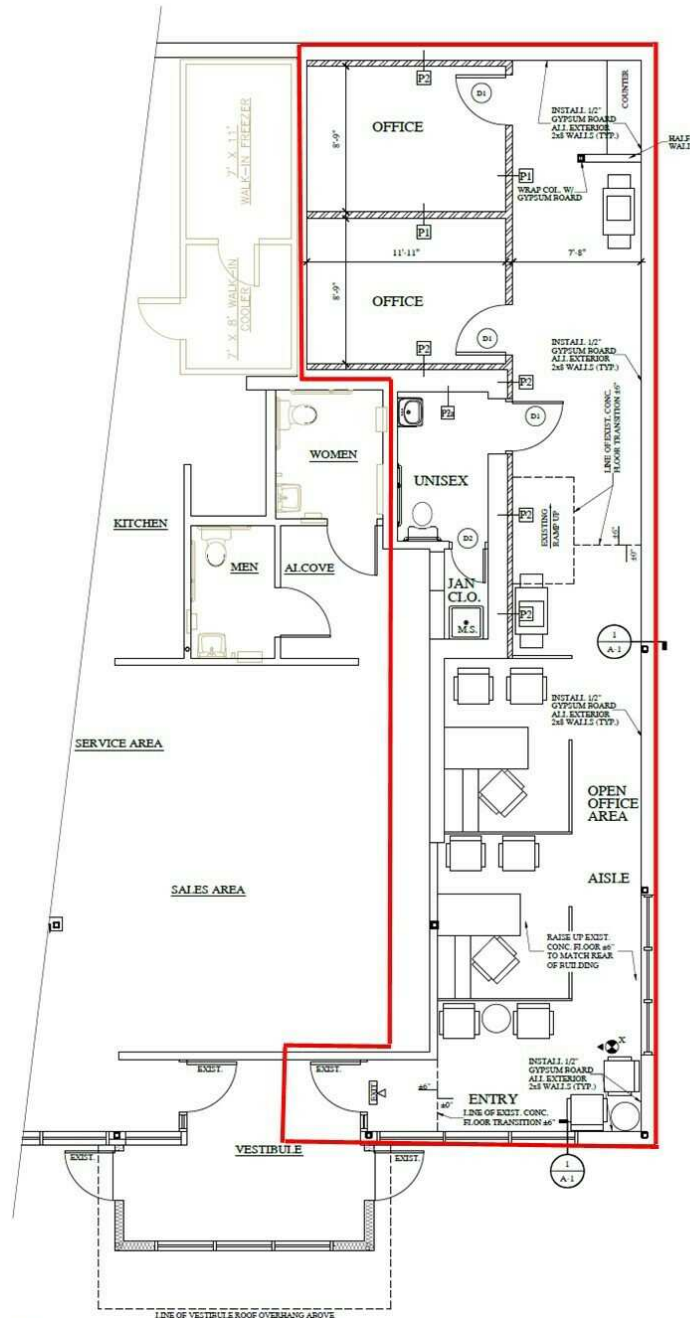
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VIDEO TOUR



FLOOR PLAN

±1,170 SF

SCALE: 1/4"=1'-0"

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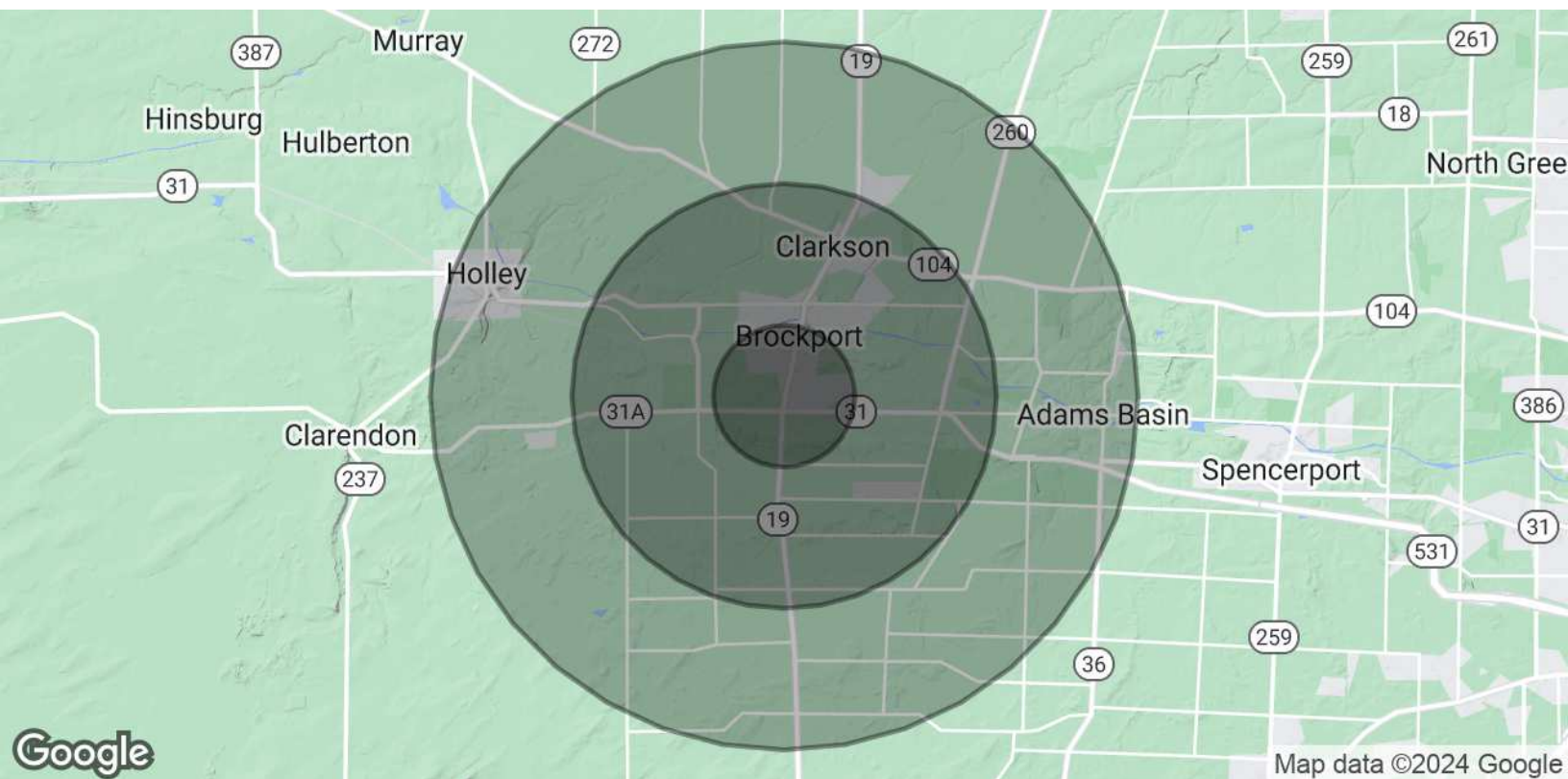
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Population	1 Mile	3 Miles	5 Miles
Total Population	6,349	15,649	24,809
Average Age	25.4	33.7	37.3
Average Age (Male)	23.9	30.8	35.4
Average Age (Female)	26.9	36.2	38.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,865	5,770	9,502
# of Persons per HH	3.4	2.7	2.6
Average HH Income	\$62,464	\$65,510	\$73,690
Average House Value	\$128,942	\$132,254	\$137,543

* Demographic data derived from 2020 ACS - US Census

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