

2,940 SF
RETAIL



FOR LEASE



220-222 S Main St

Rochester, Michigan 48307

Property Highlights

- Former Weisman Optometrist, One Story, First Floor Space with the Ability for a Higher Ceiling as there is No Second Floor.
- Located in the Heart of Downtown Rochester which has more than 350 Shops, Salons, Restaurants, and Professional Service Businesses
- Very Close Proximity to Major Expressways: North of M-59 and East of I-75
- Affluent customer base with over \$115,000 Average Household Income within 3-miles
- Ample Public Parking located Directly Behind the Building
- Great Main Street Frontage
- Zoning: CBD (Central Business District) which permits many Retail
- Occupancy Available: March 1, 2024

OFFERING SUMMARY

Lease Rate:	Contact Listing Agent(s)
Available SF:	2,940 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,822	28,630	63,571
Total Population	10,242	68,155	153,761
Average HH Income	\$98,956	\$117,033	\$117,443



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

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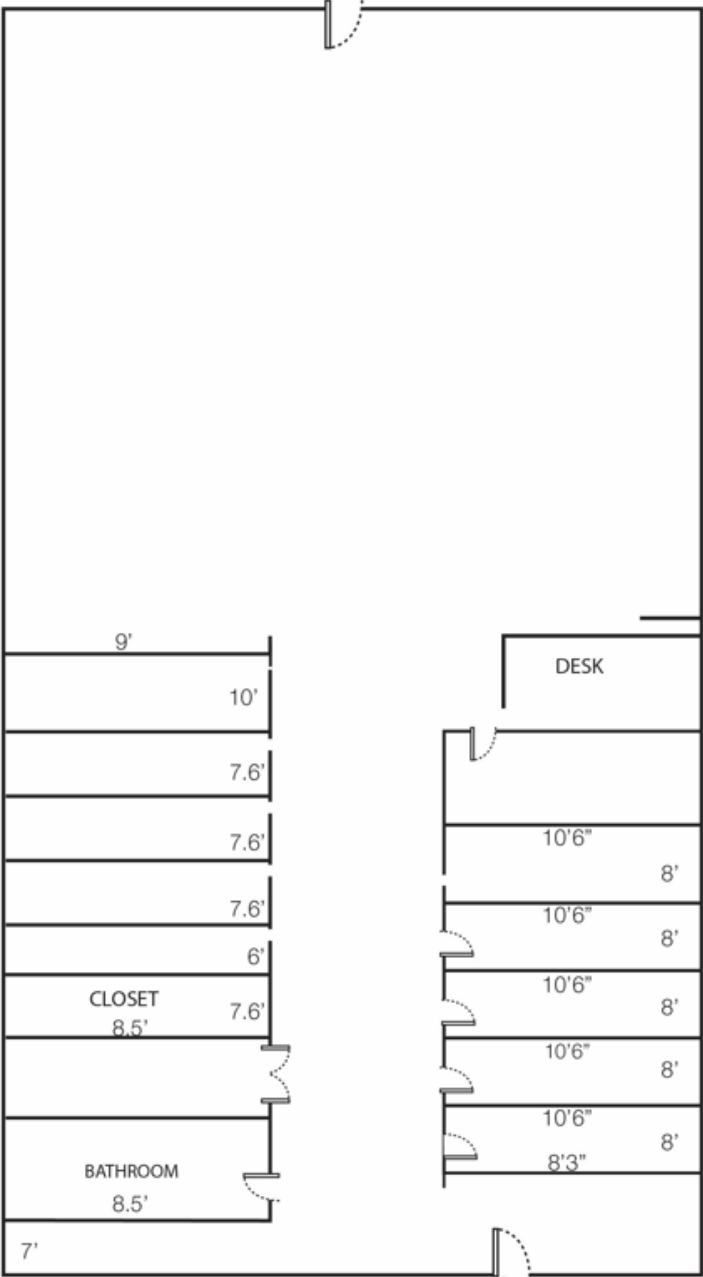
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.



Map of Rochester, NY, showing the location of the NAI office. The map highlights the downtown area with streets like W University Dr, E University Dr, W 4th St, W 3rd St, E 2nd St, and S Main St. The Clinton River is visible on the right. A red pin marks the NAI office location on S Main St.



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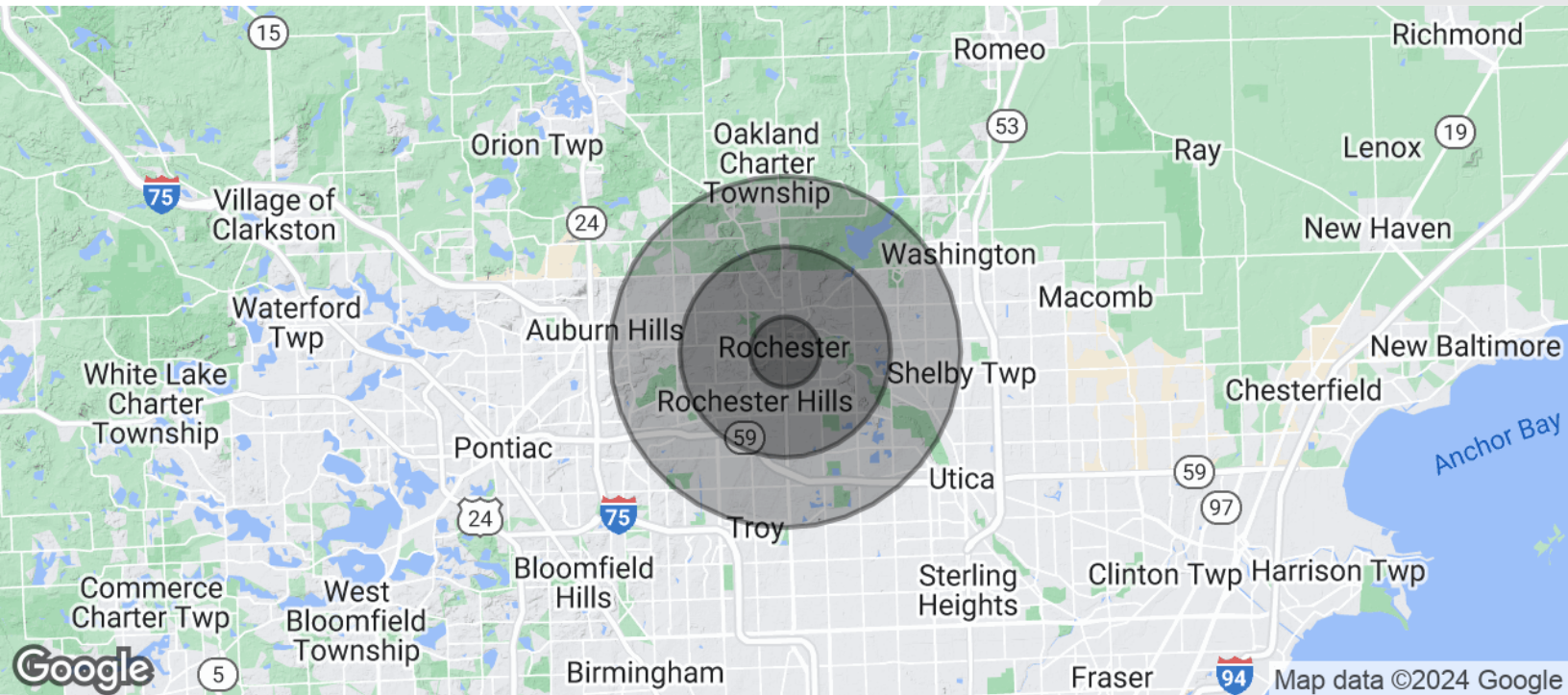
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,242	68,155	153,761
Average Age	38.9	42.6	42.2
Average Age (Male)	35.6	41.1	40.6
Average Age (Female)	41.5	43.5	43.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,822	28,630	63,571
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$98,956	\$117,033	\$117,443
Average House Value	\$305,014	\$302,157	\$294,257

2020 American Community Survey (ACS)



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