

# FOR LEASE

HARDWOOD COMMONS

569 LYELL AVE, ROCHESTER, NY 14606



**17,100 +/- SF Available**

**JACOB RIVERA, PARTNER**

Licensed Associate Real Estate Broker  
M: 310.650.4322 O: 585.454.4500 x 118  
jrivera@caliberbrokerage.com

**CALIBER COMMERCIAL BROKERAGE, LLC**  
394 E Henrietta Rd | Rochester, NY 14620  
www.caliberbrokerage.com  
585.454.4500

# PROPERTY SUMMARY

Hardwood Commons | 569 Lyell Avenue, Rochester, NY 14606

## PROPERTY HIGHLIGHTS

- 17,000 +/- SF Retail Space
- Up to 100 parking spaces
- 7 dock-high loading doors
- Former Save-A-Lot location ready for reactivation
- Generous tenant improvement packages available
- Lease rate negotiable
- Join national co-tenants: Family Dollar, Dunkin', and AutoZone



## PROPERTY SUMMARY

Property Address	569 Lyell Ave, Rochester, NY 14606
County	Monroe
MSA	Rochester, NY
Property Type	Retail
Space Available	17,000 ± SF
Traffic Counts	Lyell Ave: 36,419 vpd
Parking	100 Spaces
Lease Price	Upon Request

## LOCATION DESCRIPTION

**Hardwood Commons** is strategically located along Lyell Avenue in Rochester, NY, offering excellent visibility and access within a well-established retail corridor. Positioned just minutes from I-390 and Route 104, the property serves as a convenient connection between surrounding residential neighborhoods and key commercial destinations. The area is supported by strong daily traffic counts, nearby national retailers, and a dense population base, making it an ideal location for a variety of retail and service-oriented uses.

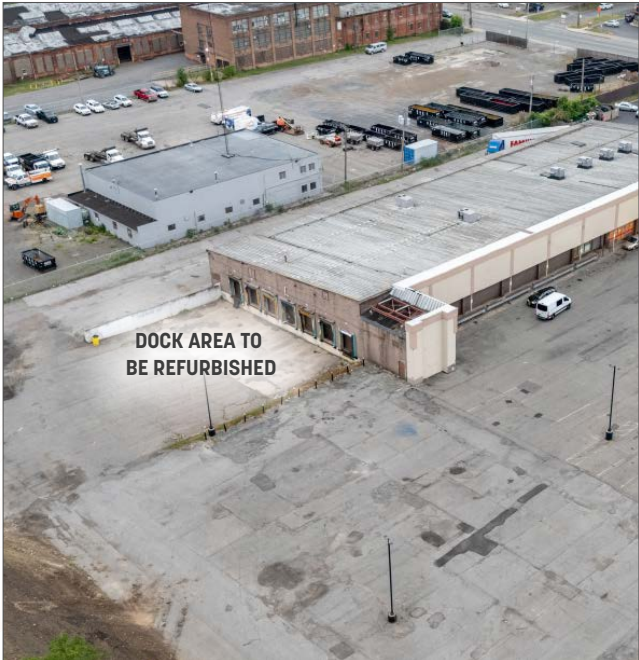
# BIRDSEYE AERIAL

Hardwood Commons | 569 Lyell Avenue, Rochester, NY 14606



# PROPERTY PHOTOS

Hardwood Commons | 569 Lyell Avenue, Rochester, NY 14606



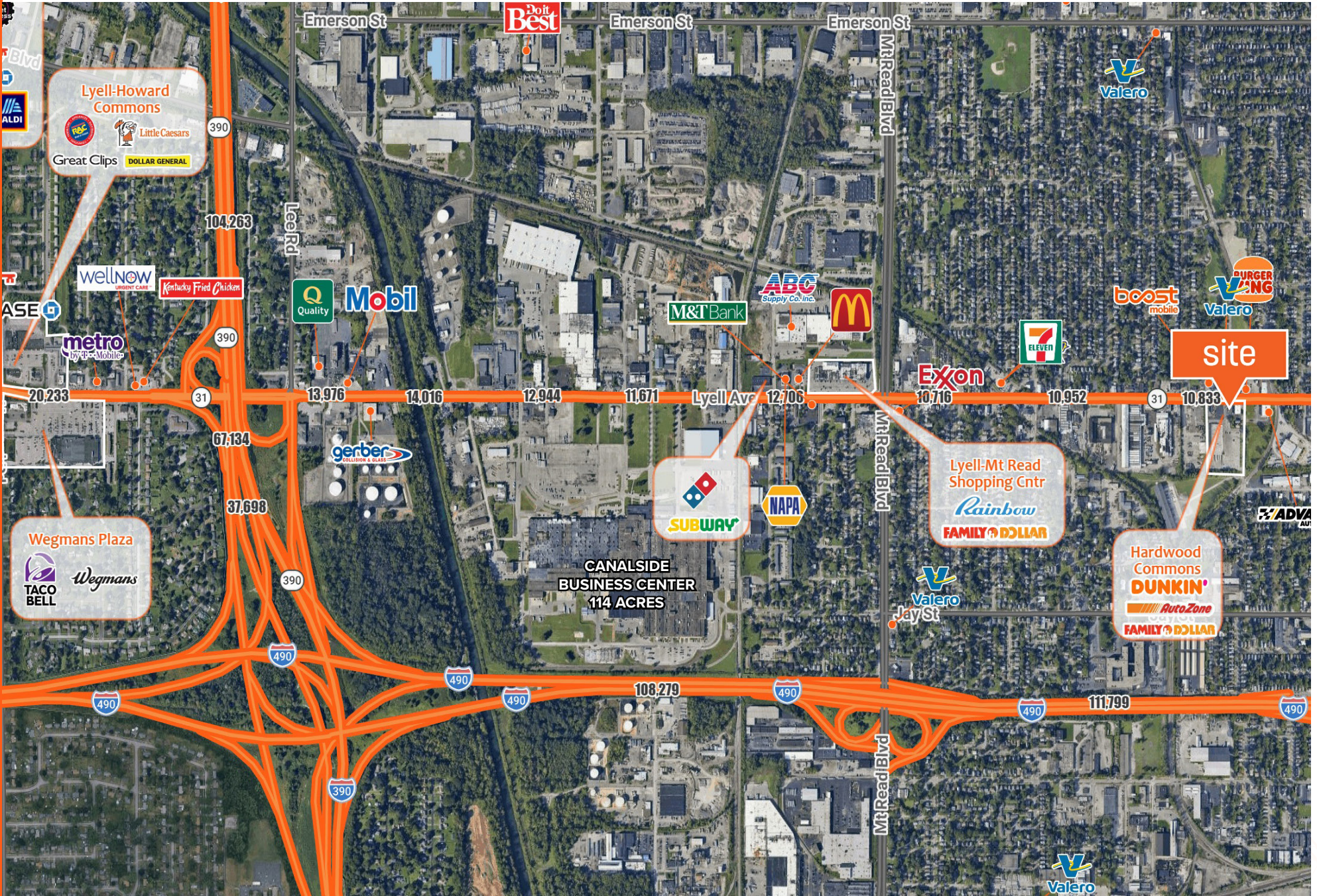
# SITE AERIAL

Hardwood Commons | 569 Lyell Avenue, Rochester, NY 14606



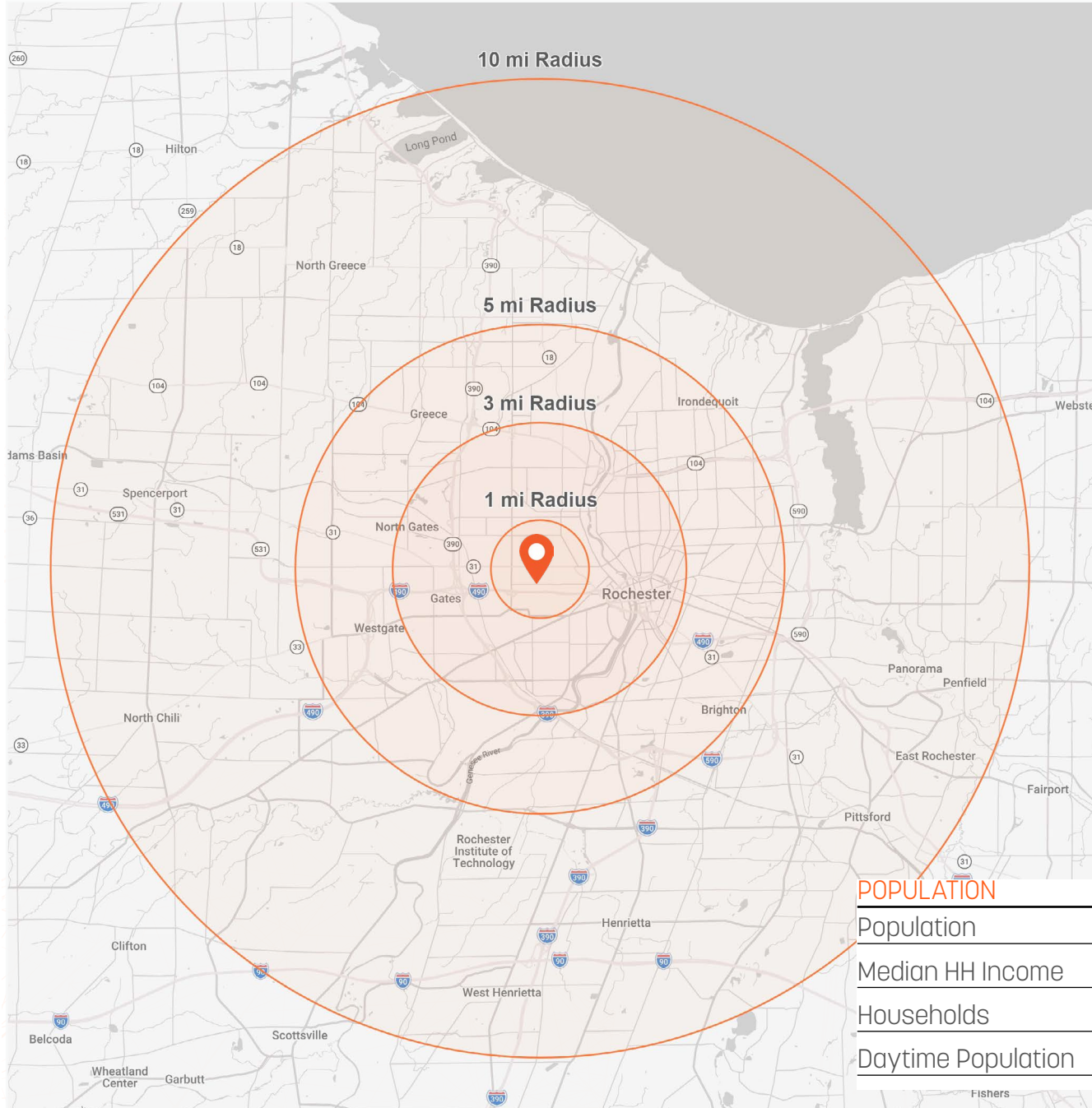
# MARKET AERIAL

Hardwood Commons | 569 Lyell Avenue, Rochester, NY 14606







# DEMOGRAPHICS SUMMARY

Hardwood Commons | 569 Lyell Avenue, Rochester, NY 14606



### 10 Mile Summary

- 
**Population**  
597,360
- 
**Median HH Income**  
\$77,662
- 
**Households**  
256,554
- 
**Daytime Population**  
457,352

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Population	20,370	150,908	321,732
Median HH Income	\$43,128	\$53,295	\$63,848
Households	7,830	62,729	140,184
Daytime Population	19,943	125,204	260,774



Exclusively Represented By:

**Jacob Rivera, Partner**

Licensed Associate Real Estate Broker

M: 310.650.4322 O: 585.454.4500 x 118

[jrivera@caliberbrokerage.com](mailto:jrivera@caliberbrokerage.com)

[caliberbrokerage.com](http://caliberbrokerage.com)

All information provided by Caliber Commercial Brokerage, LLC ("CALIBER"), including that from its agents, affiliates, or third parties, is offered without warranty or guarantee of accuracy, completeness, or suitability. CALIBER makes no assurances regarding the condition of any property, its compliance with laws, or its financial performance—past, present, or projected. Parties must perform their own independent investigation and due diligence. CALIBER does not verify or investigate information unless explicitly agreed in writing. Any financial data or projections are estimates only and should be independently confirmed by reviewing documents and consulting appropriate professionals. CALIBER is not acting as a financial advisor and makes no representation about rent projections, market conditions, or investment outcomes.