

# Mixed-Use Retail Space

At Perinton Hills Townhomes & Apartments

200 & 300 Glenmose Rd  
Perinton, NY 14450

Ground Floor Retail In A 123-Unit Multifamily Complex



## Offering Overview

Located at the busy retail intersection of Routes 31 & 250, Perinton Hills Townhomes & Apartments is a recently developed mixed-use project offering two remaining retail spaces of approximately 5,170 square feet. These first generation spaces offer a built in customer base of 123 apartments in addition to the vehicle and foot traffic generated by neighboring businesses and residential areas. The available spaces are well suited for medical retail, boutique fitness, coffee shop/bistro, financial services and other uses.

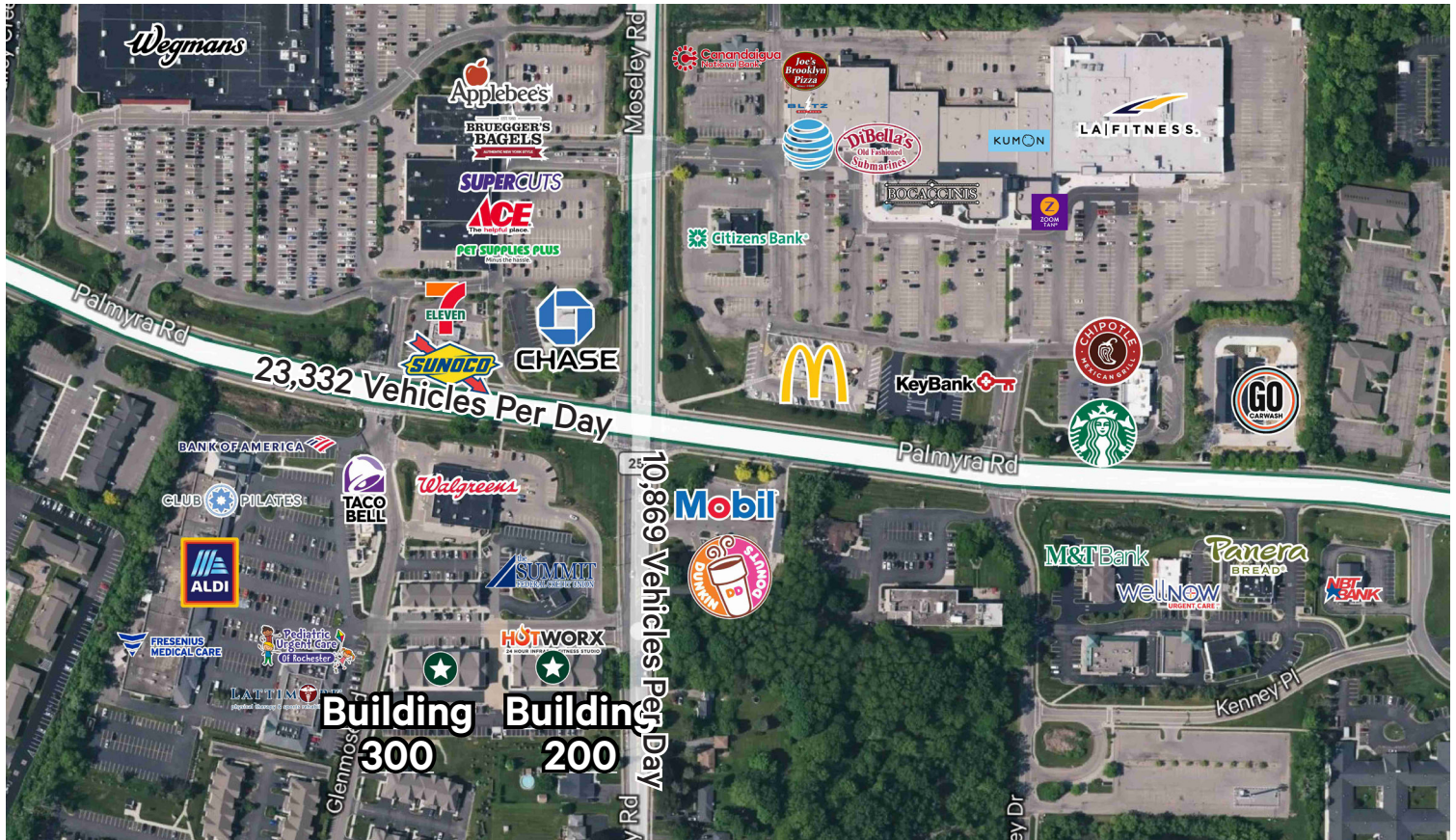
## Offering Details

- + 5,171 SF & 5,174 SF Available (Spaces may be subdivided to suit)
- + New Construction, 1st Generation Space
- + Ideal Location For Retail & Service Uses
- + Contact Broker For Pricing

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# For Lease



# Property Overview

- + Building 200: 5,171 SF available
- + Building 300: 5,174 SF available
- + New construction, first generation space
- + Property under new ownership
- + Convenient parking
- + Strong retail area, home to Wegmans, banks, restaurants and more
- + Attractive opportunity for: medical retail, boutique fitness, coffee shop/bistro, and financial services

## Contact Us

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Licensed Real Estate Salesperson

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# CBRE Upstate NY

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	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Population - Current Year Estimate	7,336	39,797	92,401
2030 Population - Five Year Projection	7,262	39,317	91,943
2020 Population - Census	7,479	41,121	94,546
2010 Population - Census	7,465	40,050	91,938
2020-2025 Annual Population Growth Rate	-0.31%	-0.52%	-0.37%
2025-2030 Annual Population Growth Rate	-0.20%	-0.24%	-0.10%
<b>HOUSEHOLDS</b>			
2025 Households - Current Year Estimate	3,508	17,566	38,603
2030 Households - Five Year Projection	3,555	17,754	39,246
2020 Households - Census	3,447	17,345	37,900
2010 Households - Census	3,416	16,469	36,217
2020-2025 Compound Annual Household Growth Rate	0.28%	0.20%	0.29%
2025-2030 Annual Household Growth Rate	0.27%	0.21%	0.33%
2025 Average Household Size	2.06	2.23	2.29
<b>HOUSEHOLD INCOME</b>			
2025 Average Household Income	\$163,096	\$159,917	\$160,538
2030 Average Household Income	\$178,847	\$177,636	\$177,830
2025 Median Household Income	\$117,110	\$119,241	\$116,067
2030 Median Household Income	\$131,687	\$133,834	\$130,768
2025 Per Capita Income	\$75,869	\$70,677	\$67,496
2030 Per Capita Income	\$85,122	\$80,311	\$76,355
<b>HOUSING UNITS</b>			
<b>2025 Housing Units</b>	<b>3,674</b>	<b>18,336</b>	<b>40,341</b>
2025 Vacant Housing Units	166 4.5%	770 4.2%	1,738 4.3%
2025 Occupied Housing Units	3,508 95.5%	17,566 95.8%	38,603 95.7%
2025 Owner Occupied Housing Units	2,496 67.9%	13,312 72.6%	29,521 73.2%
2025 Renter Occupied Housing Units	1,012 27.5%	4,254 23.2%	9,082 22.5%
<b>EDUCATION</b>			
<b>2025 Population 25 and Over</b>	<b>5,493</b>	<b>29,597</b>	<b>65,712</b>
HS and Associates Degrees	1,694 30.8%	9,895 33.4%	21,837 33.2%
Bachelor's Degree or Higher	3,664 66.7%	19,033 64.3%	42,139 64.1%
<b>PLACE OF WORK</b>			
2025 Businesses	312	2,027	4,285
2025 Employees	3,642	55,066	82,562

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