

RETAIL PROPERTY FOR LEASE

Rochester City Center Place

139 State Street,
Rochester, NY 14614

OFFERING MEMORANDUM



LAURA WEST

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COMMERCIAL



TABLE OF CONTENTS

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TABLE OF CONTENTS

| | |
|---------------------------|----|
| PROPERTY INFORMATION | 3 |
| PROPERTY SUMMARY | 4 |
| ADDITIONAL PHOTOS | 5 |
| LOCATION INFORMATION | 6 |
| LOCATION MAP | 7 |
| AERIAL MAP | 8 |
| DEMOGRAPHICS | 9 |
| DEMOGRAPHICS MAP & REPORT | 10 |
| ADVISOR BIOS | 11 |

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Yaman Commercial in compliance with all applicable fair housing and equal opportunity laws.

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Property Information

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PROPERTY SUMMARY

Retail Property For Lease



PROPERTY DESCRIPTION

Commercial Space for Rent — 139 State Street, Rochester, NY

Set in Rochester's vibrant Center City district, this 2,180 SF ground-level unit offers a unique gallery-style, side-by-side layout that's ideal for creating an energetic guest experience. With the space ready to be brought to life by your vision, you'll be positioned to capture growing demand from the surrounding residential influx. Whether its neighbors looking for fun, delicious new food-and-beverage destinations or another commercial venture, this is a high-visibility opportunity to establish your next concept at a key downtown address.

PROPERTY HIGHLIGHTS

- Address: 139 State Street, Rochester, NY
- Neighborhood: Center City district
- Size: 2,180 SF (ground level) plus full basement
- Existing feature: Center bar in place
- Landlord flexibility: Willing to build out and/or subdivide to fit your concept
- Ideal for: Creative restaurant, cocktail bar, café, wine bar, or specialty food concept
- Price: \$3,500/month

OFFERING SUMMARY

| | |
|------------------|------------------------|
| Lease Rate: | \$3,500 per month (MG) |
| Number of Units: | 3 |
| Available SF: | 2,180 SF |
| Lot Size: | 0.04 Acres |
| Building Size: | 7,750 SF |

| DEMOGRAPHICS | 0.25 MILES | 0.5 MILES | 1 MILE |
|-------------------|------------|-----------|----------|
| Total Households | 416 | 2,210 | 10,414 |
| Total Population | 686 | 4,383 | 20,303 |
| Average HH Income | \$68,548 | \$68,644 | \$64,623 |

LAURA WEST

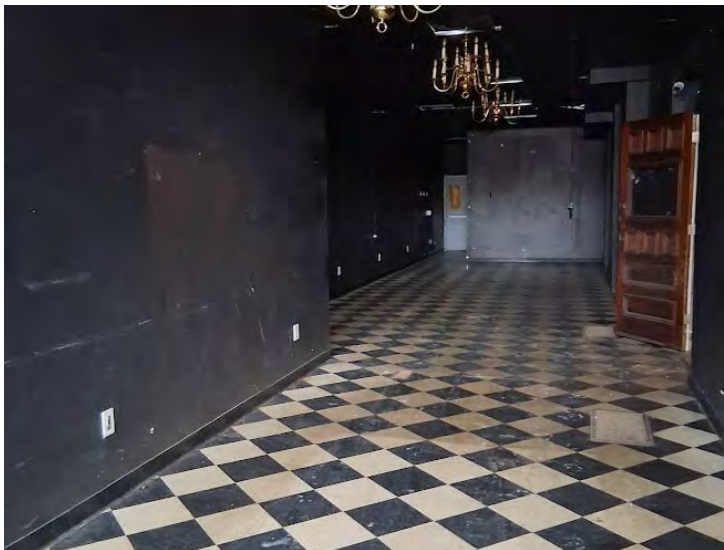
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ADDITIONAL PHOTOS

Retail Property For Lease



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Location Information

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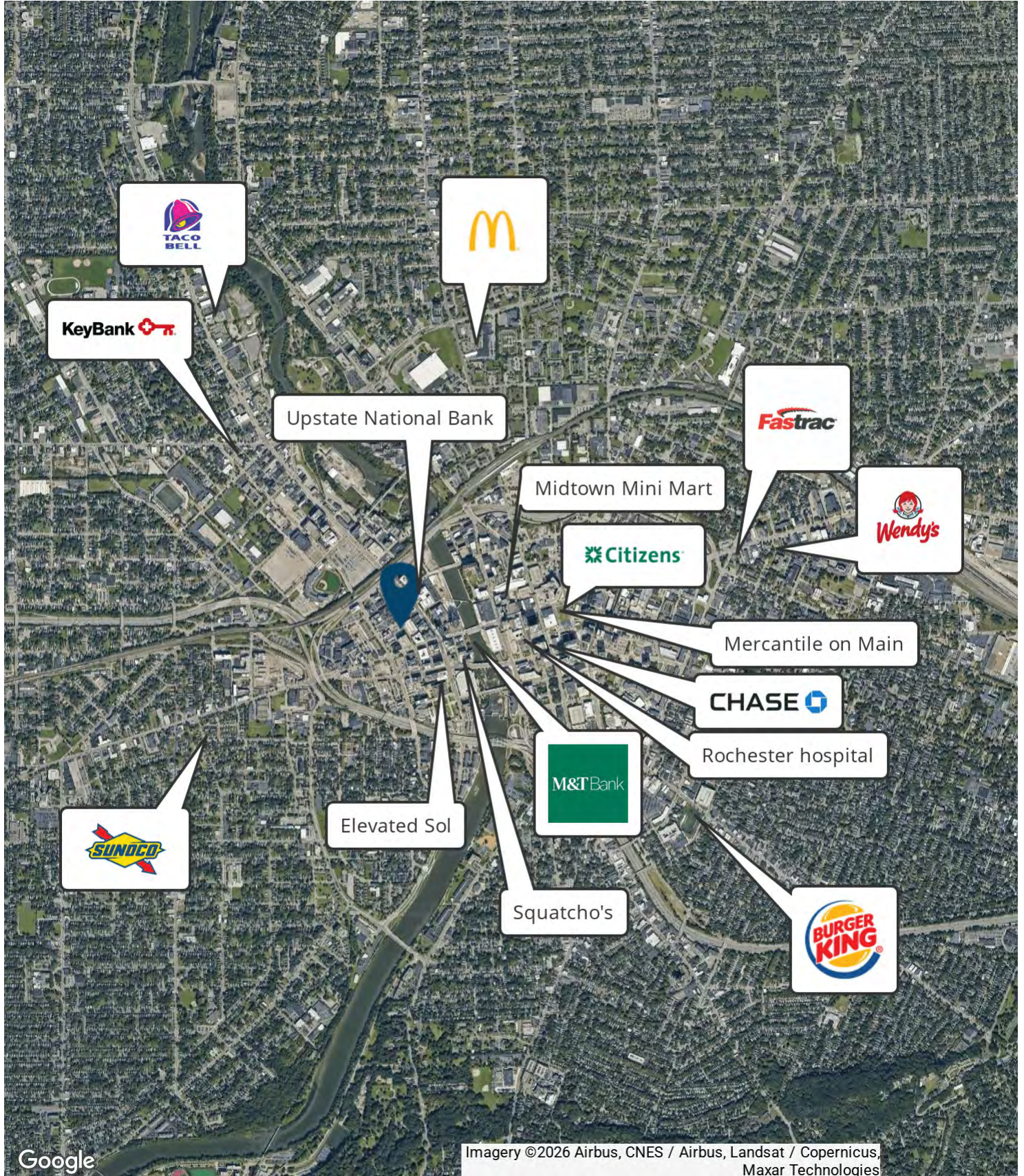
lwest@yaman.com





LOCATION MAP

Retail Property For Lease

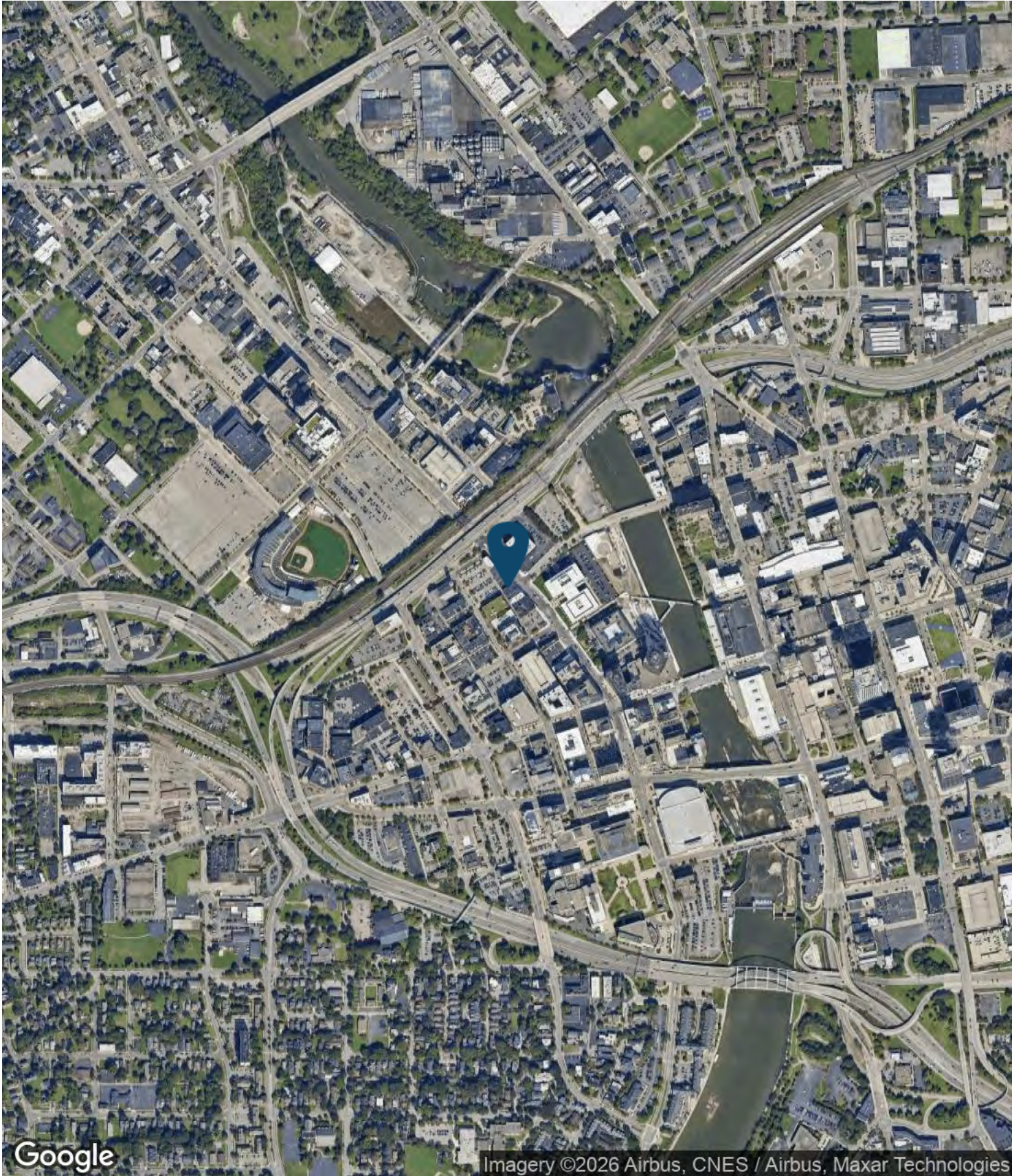


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AERIAL MAP

Retail Property For Lease



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Demographics

139 State Street,
Rochester, NY 14614

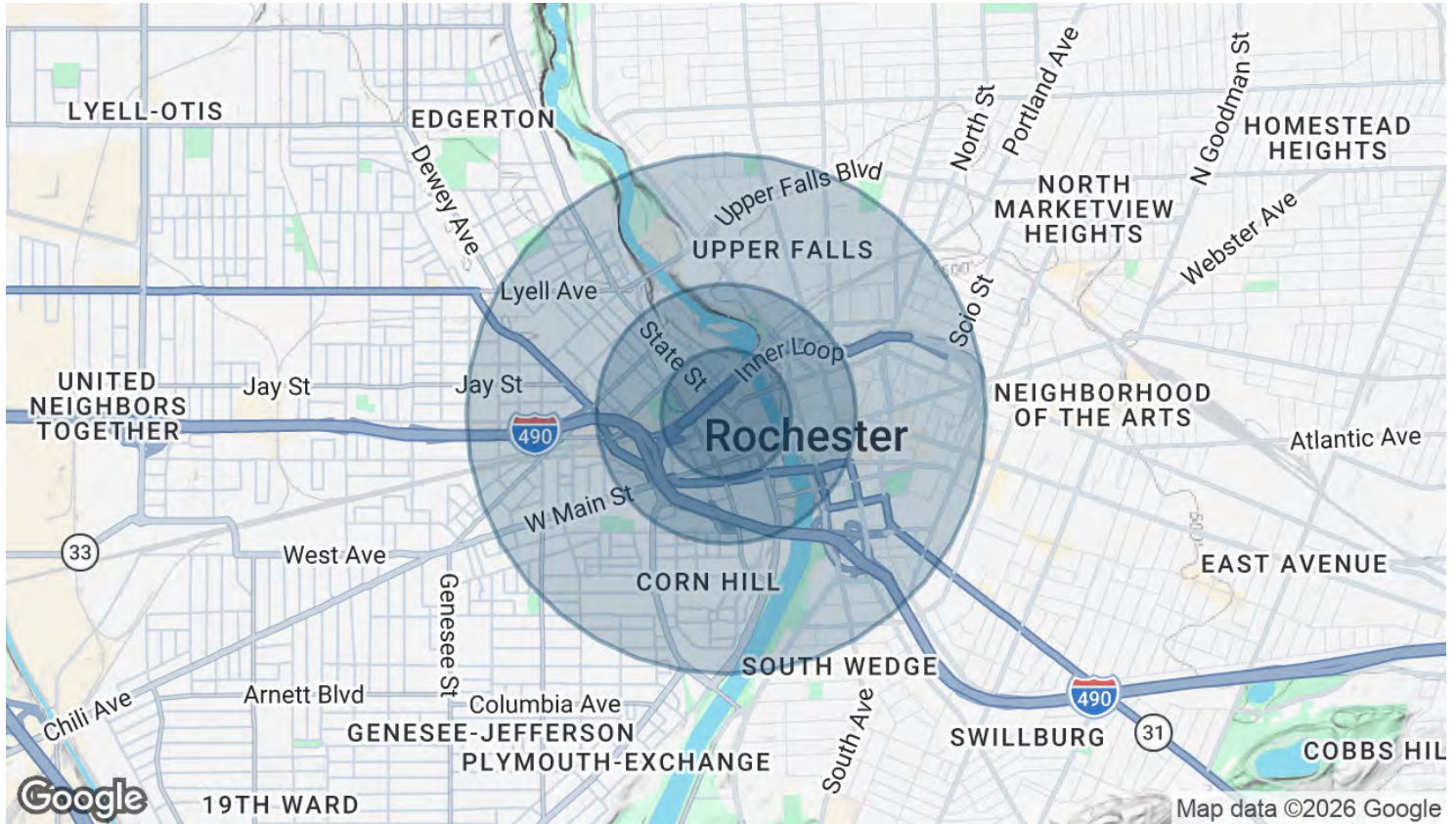


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DEMOGRAPHICS MAP & REPORT

Retail Property For Lease



| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|-------------------|------------------|---------------|
| Total Population | 686 | 4,383 | 20,303 |
| Average Age | 33.7 | 35.5 | 34.8 |
| Average Age (Male) | 29.4 | 32.9 | 31.7 |
| Average Age (Female) | 37.1 | 39.4 | 37.4 |
| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
| Total Households | 416 | 2,210 | 10,414 |
| # of Persons per HH | 1.6 | 2.0 | 1.9 |
| Average HH Income | \$68,548 | \$68,644 | \$64,623 |
| Average House Value | \$0 | \$289,188 | \$247,149 |

2023 American Community Survey (ACS)

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Advisor Bios

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Meet Laura West, a licensed Commercial Real Estate Salesperson (License #: 10401311514) who brings a refreshingly comprehensive approach to the market. Beyond her expertise in general CRE, office spaces, investment properties, and land transactions, Laura offers a unique blend of insights gained from her experience as a landlord, investor, construction professional, and business owner.

With a keen eye for maximizing your return on investment, she guides clients through every step of the process. Her 20-year background in construction translates to valuable, real-world solutions for renovations and rehabs, ensuring efficiency and cost-effectiveness. Known for securing winning deals, Laura's extensive network connects you with the right team for financing, construction, and beyond.

Laura's creative flexibility and 'catalyst' nature mean she excels at turning ideas into action, especially in complex situations. As a member and board member of the NYS Commercial Association of Realtors (NYSCAR), she's deeply committed to the industry and her clients' success.

Adding to her unique skill set, Laura is also the owner of Serino Liquor Application Services, assisting individuals and businesses throughout New York State with navigating the complexities of obtaining liquor licenses.

Whether you're looking for landlord or tenant representation, building lots, or development land, Laura's multifaceted expertise and friendly, professional approach make her an invaluable partner in your real estate journey.

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