

CHILI VILLAGE CENTER

3235 Chili Avenue
Rochester (Town of Chili), NY 14624



AVAILABLE OPPORTUNITIES

FOR LEASE:

- » *New Construction: Chili Village Center*
- » *13.57-acre development site to include retail, neighborhood service, office & luxury apartments*
- » *Retail pad sites with drive-throughs available*

PROPERTY HIGHLIGHTS

- » *Poised to become the new center of town!*
- » *Conveniently located less than 0.3 miles from Interstate 490*
- » *In the heart of the Chili retail corridor with nearby tenants such as Wegmans, Target, Aldi's, Big Lots & more*
- » *Just 4 miles from Frederick Douglass Greater Rochester International Airport*
- » *Over 33,843 people within 3 miles*



FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS
 Licensed Real Estate Broker
 585.615.1102 (c)
Janell@VentureBrokerageGroup.com

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PROPOSED NEW DEVELOPMENT



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PROPERTY PHOTOS



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MARKET AERIAL



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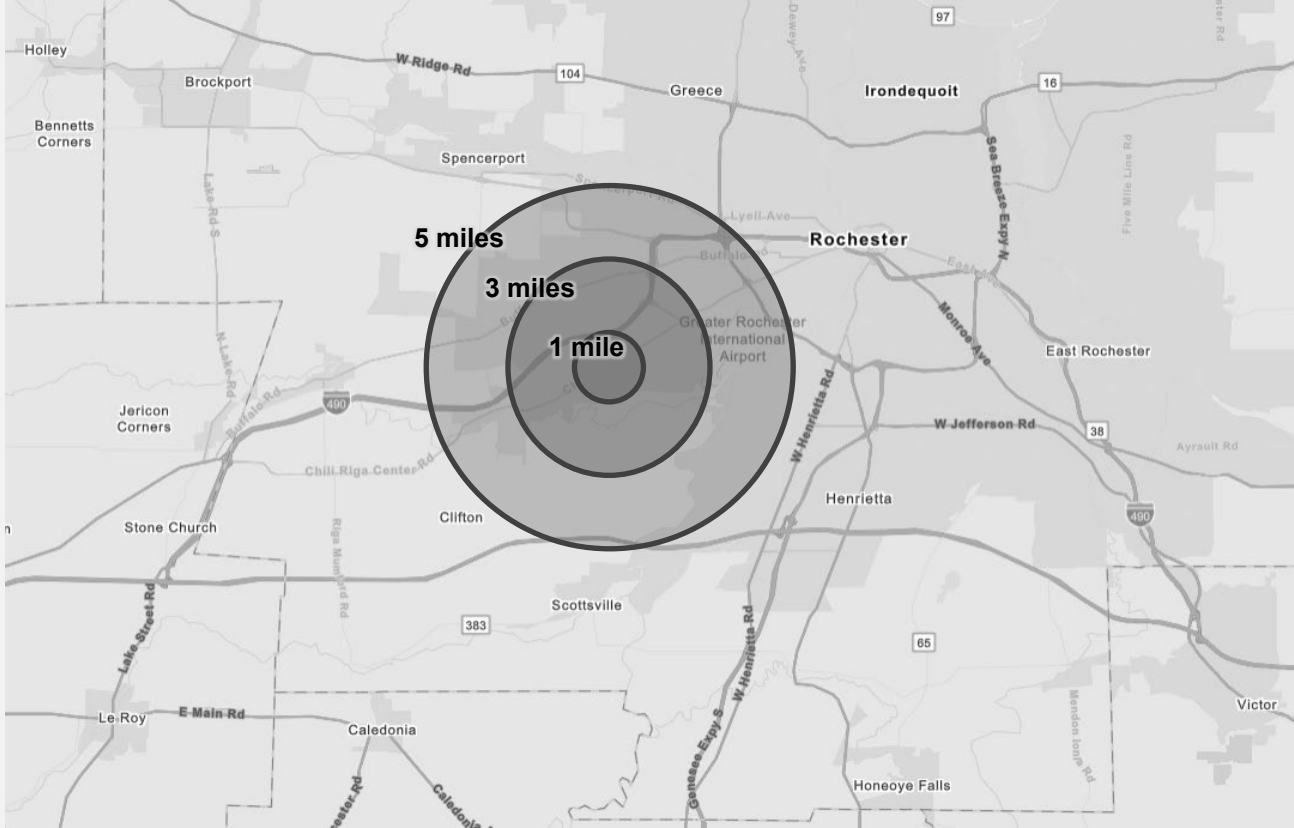
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DEMOGRAPHICS



| DEMOGRAPHIC SNAPSHOT | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| Total Population | 5,584 | 33,843 | 70,890 |
| Daytime Population | 4,480 | 24,166 | 70,549 |
| Households | 2,461 | 14,497 | 27,640 |
| Average Household Income | \$106,820 | \$105,574 | \$100,529 |



744
Businesses



8,780
Employees



\$215,375
Median Home Value



38
Median Age

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