



22-24 Lee Road

Rochester, NY (Town of Gates) 14606



AVAILABLE OPPORTUNITY

- » FOR SALE/LEASE: \$399,000
- » 1 multi-family & 1 commercial property
- » Assemblage opportunity, owner would consider selling the 2 parcels north of the subject property as an assemblage. The property bordering south of the subject property is also available for sale

PROPERTY HIGHLIGHTS

- » Prime development opportunity at highly visible signalized intersection of Lee Road & Lyell Avenue across from the Interstate 390 on/off ramp (103,696 VPD on I-390 & 27,337 VPD on Route 31)
- » Corner lot in the center of Rochester's well-established westside commercial corridor, surrounded by residential neighborhoods with a strong daytime population in the area
- » Conveniently located just minutes to Interstate 390, Route 31 & downtown Rochester
- » Situated along a highly traveled route with a combined daily exposure of approximately 23,000 VPD
- » Well-suited for a variety of commercial uses and redevelopment



FOR MORE INFORMATION, PLEASE CONTACT:



JEFFREY DICESARE
Licensed Real Estate Salesperson
585.503.4929(c)
Jeffrey@VentureBrokerageGroup.com



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PROPERTY PHOTOS



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MARKET AERIAL



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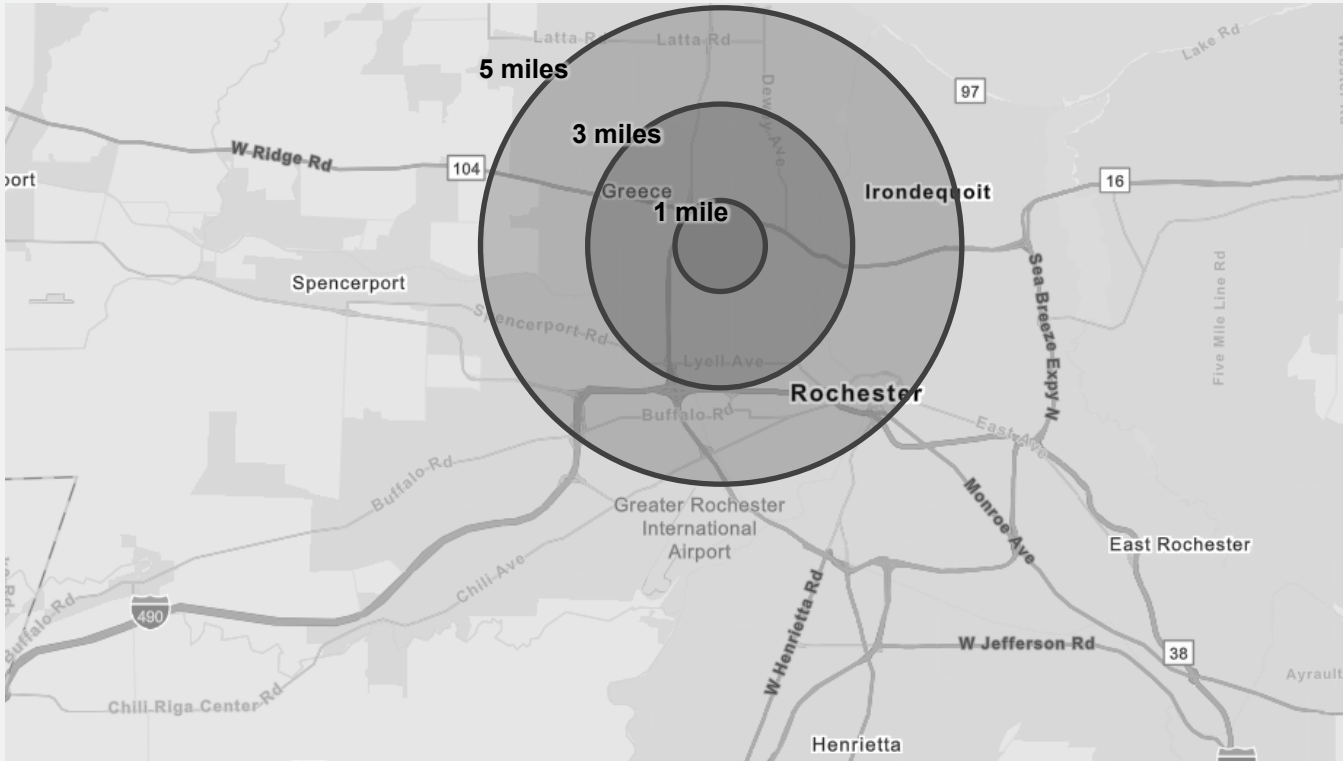
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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	5,200	91,651	257,964
Daytime Population	9,958	107,031	301,434
Households	2,358	38,281	115,356
Average Household Income	\$79,038	\$69,648	\$75,072



3,639
Businesses



60,777
Employees



\$152,405
Median Home Value



37.5
Median Age

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