

RETAIL PROPERTY FOR LEASE

# State Street Commercial Storefront

147 State Street,  
Rochester, NY 14614

OFFERING MEMORANDUM



**LAURA WEST**

Licensed Real Estate Salesperson

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 **YAMAN**  
COMMERCIAL



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Retail Property For Lease

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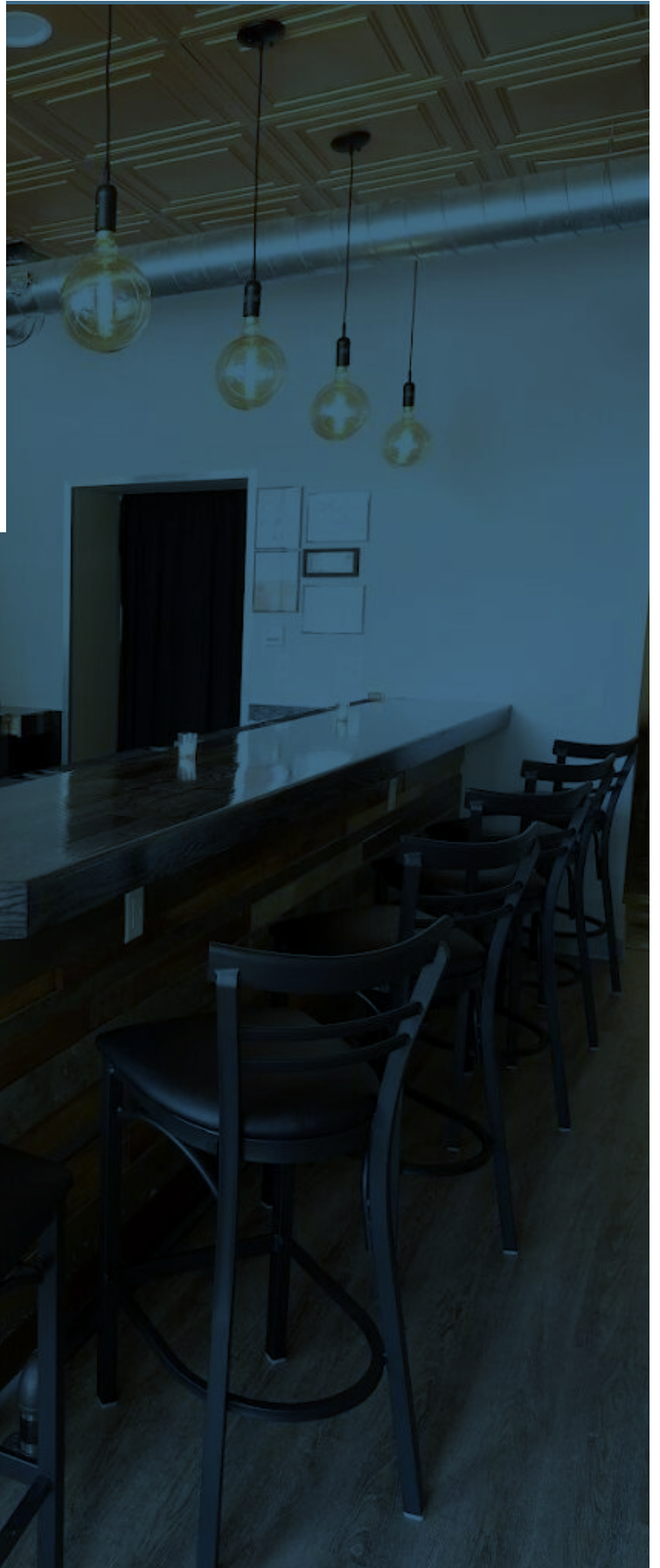
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# Property Information

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# PROPERTY SUMMARY

Retail Property For Lease



## PROPERTY DESCRIPTION

Commercial Space for Rent — 147 State Street, Rochester, NY

Located in Rochester’s vibrant Center City district, this 1,100 SF ground-level space offers a flexible, welcoming layout well-suited for a variety of retail or food-and-beverage concepts.

### Best fit

Ideal for an eat-in diner or takeout restaurant—or another customer-facing concept—this high-visibility location is positioned to benefit from increasing foot traffic driven by nearby residential growth. Bring your vision, and create the next go-to destination in downtown Rochester.

## PROPERTY HIGHLIGHTS

- Address: 147 State Street, Rochester, NY
- Neighborhood: Center City district
- Size: 1,100 SF (ground level) with shared restrooms
- Existing feature: Newer bar with coolers and taps in place
- Ideal for: Creative restaurant, cocktail bar, café, wine bar, diner or specialty food concept

## OFFERING SUMMARY

|                  |                       |
|------------------|-----------------------|
| Lease Rate:      | \$1,500 SF/month (MG) |
| Number of Units: | 1                     |
| Available SF:    | 1,100 SF              |
| Lot Size:        | 0.09 Acres            |
| Building Size:   | 7,866 SF              |

| DEMOGRAPHICS      | 0.25 MILES | 0.5 MILES | 1 MILE   |
|-------------------|------------|-----------|----------|
| Total Households  | 415        | 2,175     | 10,372   |
| Total Population  | 685        | 4,327     | 20,296   |
| Average HH Income | \$67,509   | \$67,740  | \$64,610 |

## LAURA WEST

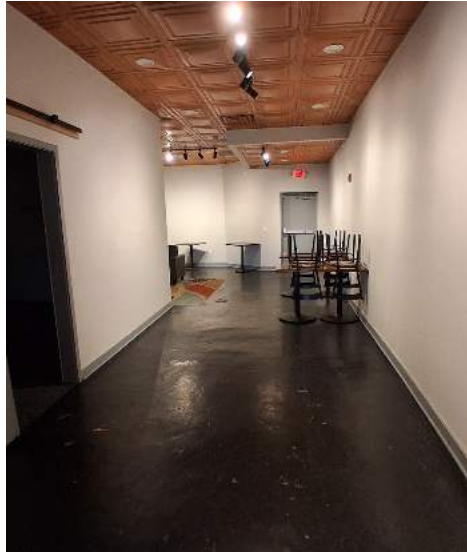
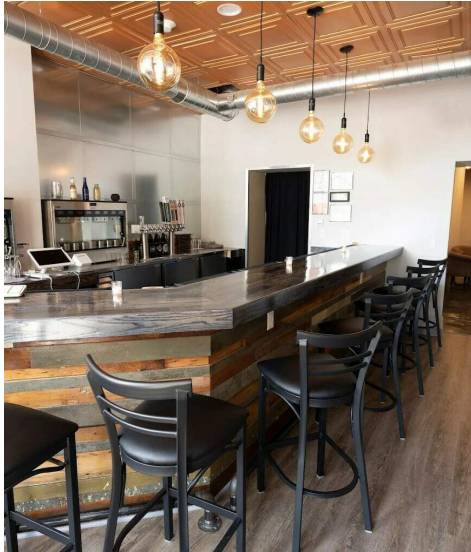
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## ADDITIONAL PHOTOS

Retail Property For Lease



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# Location Information

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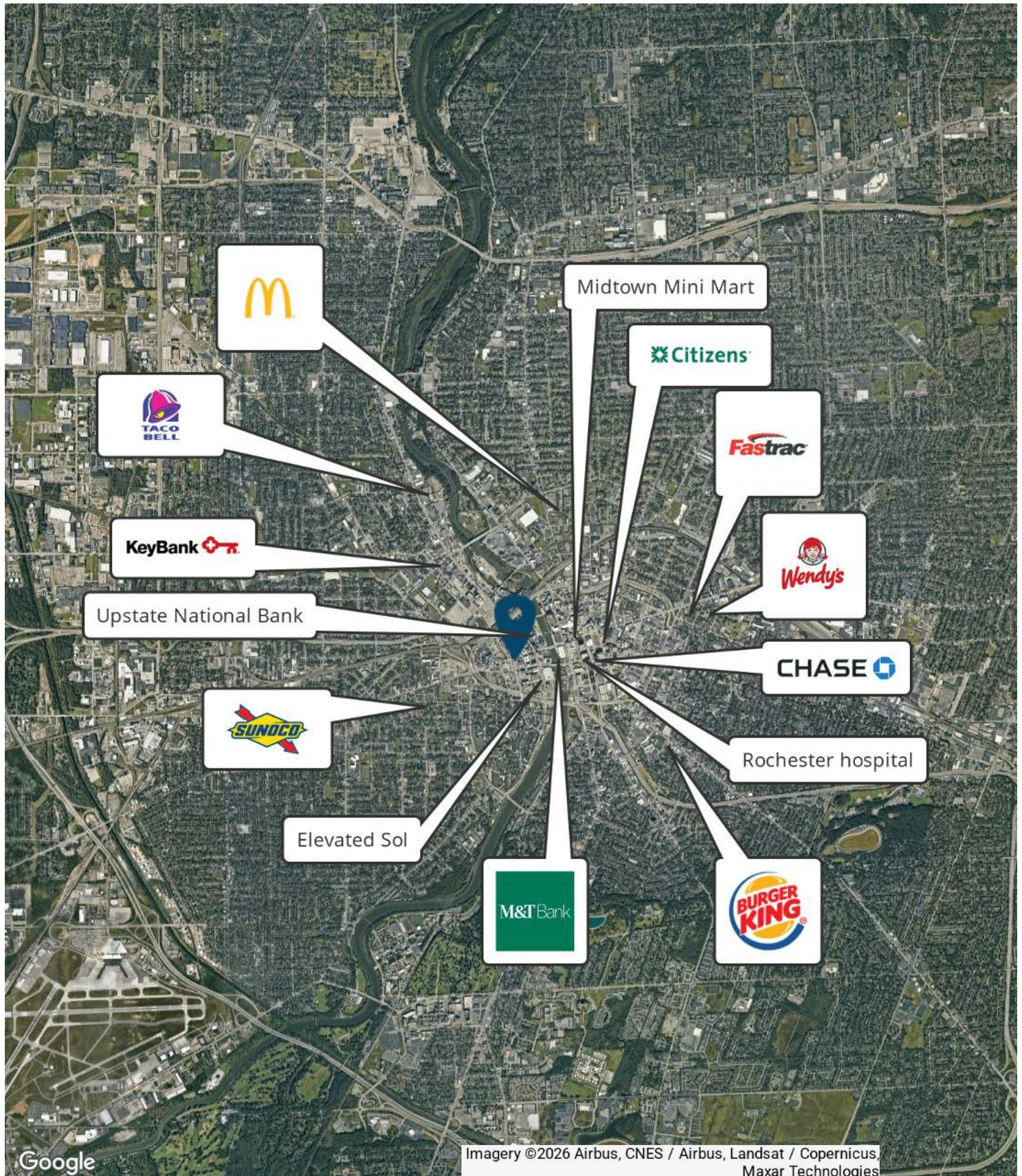
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# LOCATION MAP

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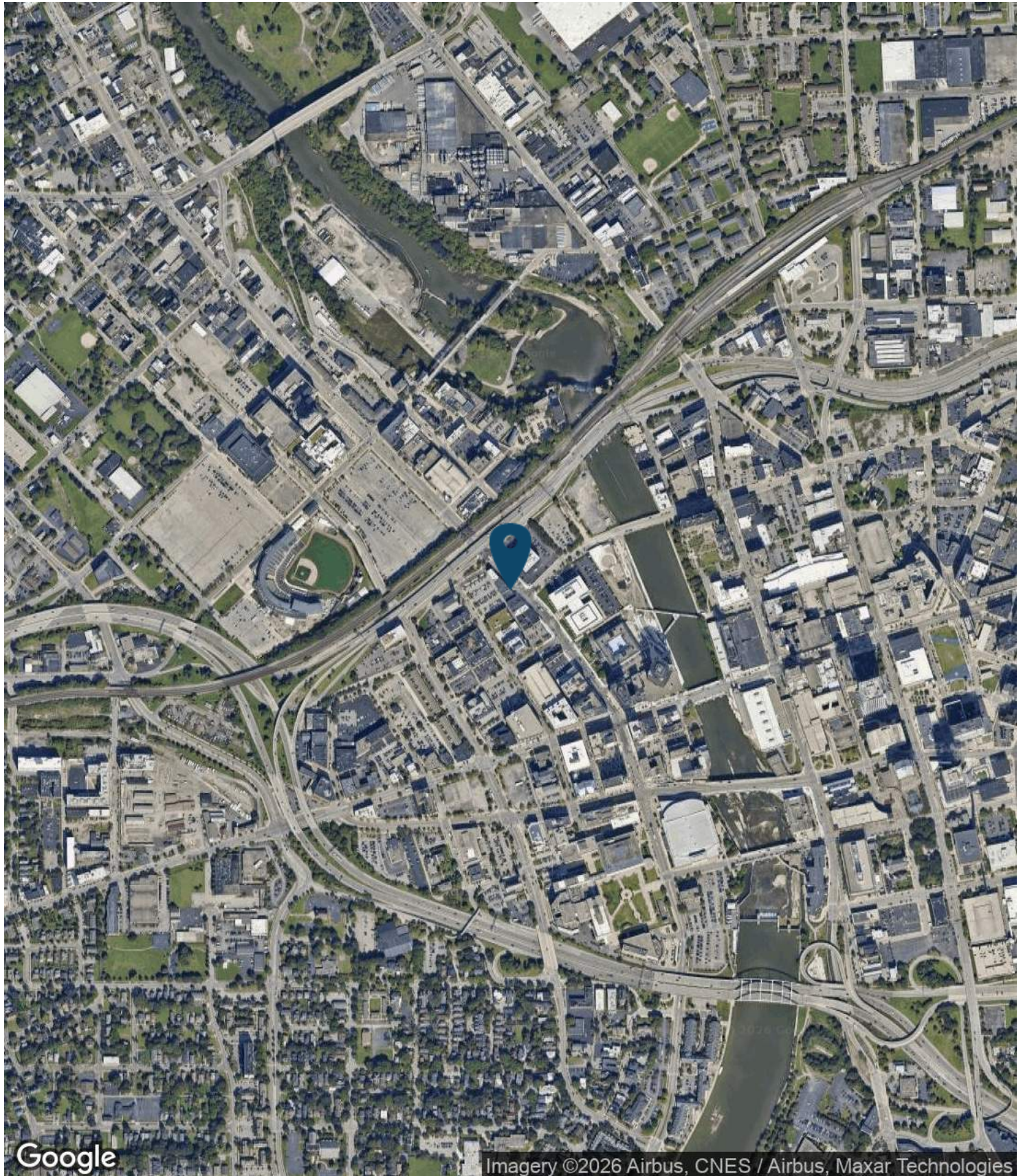
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# AERIAL MAP

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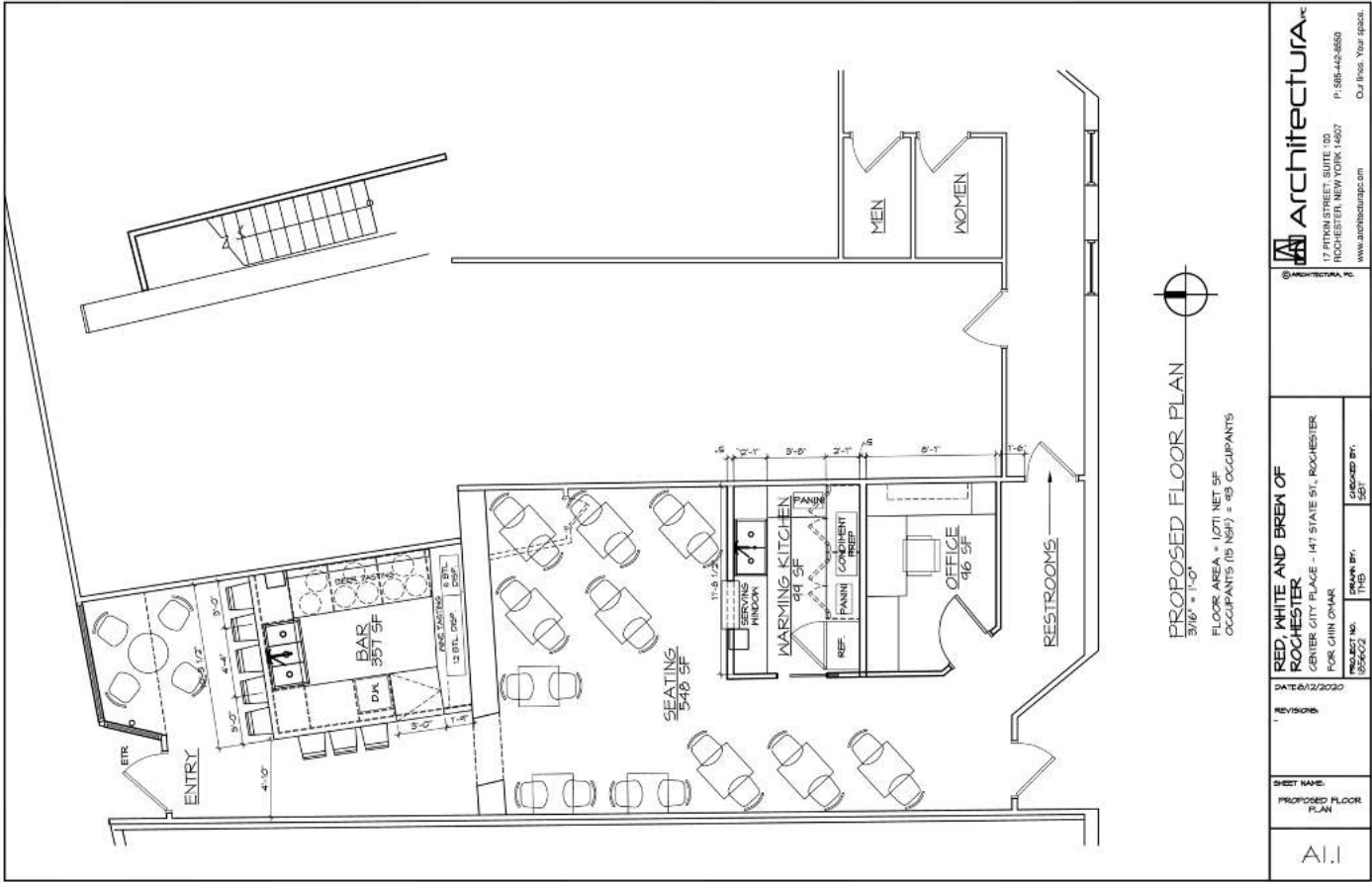
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# PLANS



Retail Property For Lease



# Demographics

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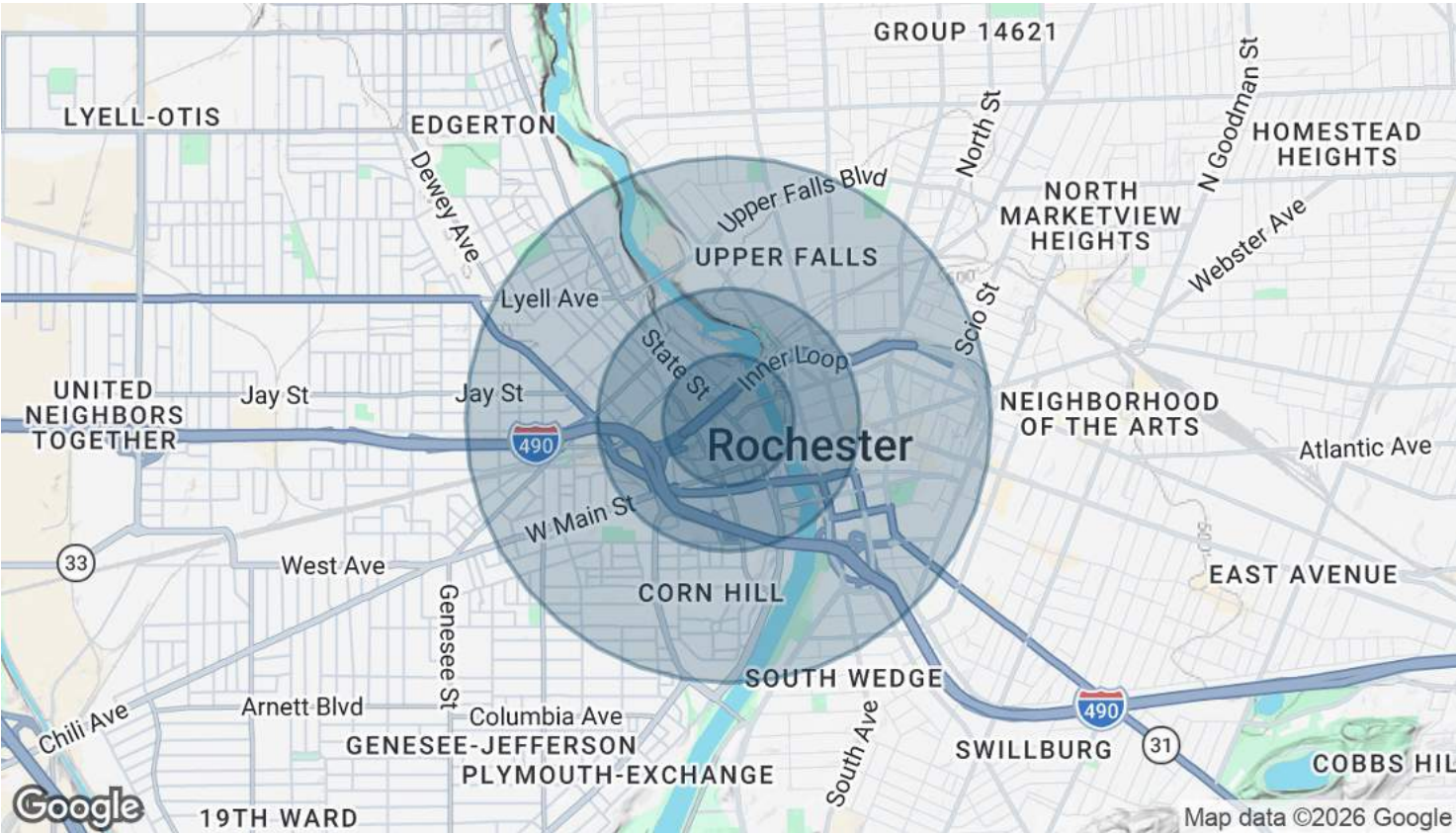
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# DEMOGRAPHICS MAP & REPORT

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| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 685        | 4,327     | 20,296 |
| Average Age          | 33.7       | 35.4      | 34.7   |
| Average Age (Male)   | 29.0       | 32.5      | 31.6   |
| Average Age (Female) | 37.1       | 39.4      | 37.4   |

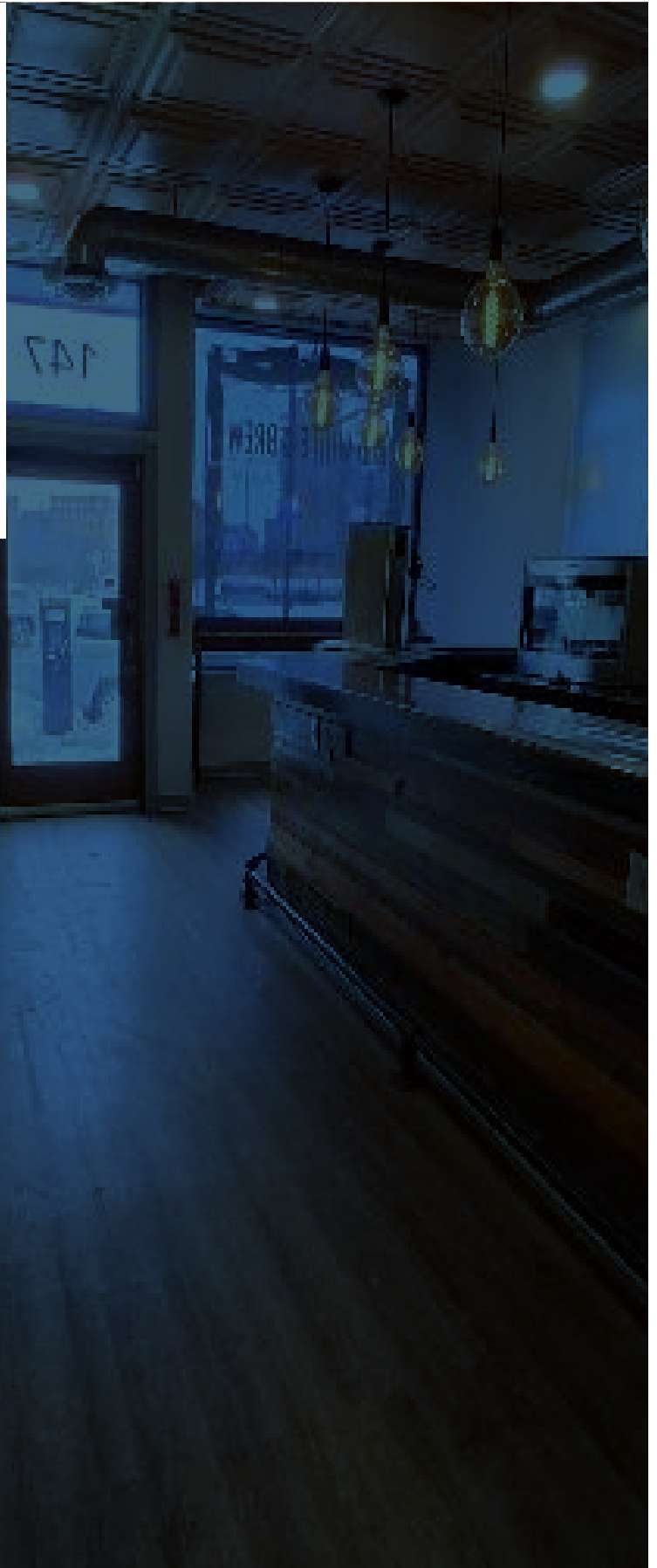
| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 415        | 2,175     | 10,372    |
| # of Persons per HH | 1.7        | 2.0       | 2.0       |
| Average HH Income   | \$67,509   | \$67,740  | \$64,610  |
| Average House Value | \$0        | \$282,874 | \$246,634 |

2023 American Community Survey (ACS)

# 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.

**Yaman Commercial**

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