



# Visions Commons

2375 Rochester Rd  
Canandaigua, NY 14424



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# For Lease

## 2375 Rochester Rd - Overview

<b>Property Type:</b>	Office/Retail
<b>Spaces Available:</b>	2
	750 - 1,500 SF
	2,500 SF
<b># of Stores:</b>	11
<b>Land Acres:</b>	4.63 AC
<b>Building Size:</b>	18,300 SF
<b>Year Built:</b>	1987
<b>Parking:</b>	106 Spots
<b>Frontage:</b>	335' frontage on Rte. 332



# Property Highlights



Strip Center



HVAC Forced Air



3 Phase, 480v



Located on Route 332  
3 Miles From Canandaigua Lake

# Building Improvements



Rooftop HVAC Units Replaced  
in 2023



Exterior LED Lighting  
Upgrade in 2021



Fiber Lines Added in 2022



Parking Lot Sealed and  
Patched in 2023



Exterior Painted in 2023

# Current Tenants



OneMain Holdings, Inc. is an American financial services holding company operating in the consumer finance and insurance industries as OneMain Financial. Its business primarily focuses on providing personal loans and optional insurance products to customers with limited access to traditional lenders, such as banks and credit card companies.



Finger Lakes Wax Studio strives to provide our clients with the best waxing services available. Using modern waxing practices and constantly refining their craft. The goal of this peaceful, calm studio is to make your waxing experience as pleasant as possible.







Adecco is an employment agency providing workforce solutions for companies nationwide. It is the world's largest Human resources provider and temporary staffing firm, and a Fortune Global 500 company.



FLX BBQ Company is a family-owned and local restaurant in Canandaigua, NY offering true Central Texas-style meals. They smoke their meats for hours resulting in tender and flavorful meats for the whole family to enjoy.

# Demographics

		<b>3 miles</b>	<b>5 miles</b>	<b>10 miles</b>
	<b>Population</b>	15,608	31,213	75,472
	<b>Households</b>	7,074	13,559	31,868
	<b>AVG HH Income</b>	\$107,586	\$114,864	\$125,048
	<b>Median Age</b>	42.1	42.2	44.5

## DEMOGRAPHICS

	3 miles	5 miles	10 miles
<b>Total Businesses</b>	654	1,035	2,086
<b>Total Employees</b>	9,623	13,355	24,341
<b>Occupation Types</b>			
<b>Business/Management</b>	1,292	2,735	7,675
<b>Professional</b>	2,641	5,172	12,425
<b>Service</b>	1,231	2,264	4,838
<b>Sales/Office</b>	2,044	4,147	9,287
<b>Farming/Forestry</b>	25	66	259
<b>Construction/maintenance</b>	351	743	2,131
<b>Production/Transportation</b>	900	1,649	3,546
<b>White Collar Workers</b>	5,978	12,054	29,388
<b>Blue Collar Workers</b>	2,507	4,722	10,774
<b>Labor Force</b>			
<b>Labor Population</b>	13,012	26,040	63,490
<b>Total Males</b>	6,191	12,599	31,145
<b>Total Females</b>	6,821	13,442	32,345
<b>Unemployment</b>	1.6%	1.9%	1.6%



# Site Plan



# Area Map





**Justin Merriam**  
**Licensed Real Estate Salesperson**

At Flaum Management, our best-in-class property management team in Rochester, NY has successfully executed development in all facets of real estate throughout the Northeast. But we take the most pride in developing relationships: nurturing business, witnessing growth, and embracing the wide-ranging assets of our region's commercial landscape



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