

FOR LEASE

Retail/Office Space

1164 E Ridge Rd, Rochester, NY 14621



FEATURES:

- Prime three-unit commercial property with exceptional visibility on one of Irondequoit's busiest retail corridors — directly across from Home Depot
- Flexible commercial zoning allows a wide range of permitted uses
- Two ground-floor units: approx. 1,500 SF each, leased at \$1,950/month per unit
- Second-floor unit: approx. 3,000 SF, leased at \$2,350/month
- Units can be leased individually or combined
- On-site parking lot for 14 cars plus pole sign for visibility
- Surrounded by major national retailers: Home Depot, Wendy's, Pep Boys, Aldi, and Walgreens
- Strong demographics: 70,000 people within 2 miles 300,000 people within 5 miles
- High exposure: approximately 14,000 vehicles per day

DEMOGRAPHICS:

| | <u>5- Miles</u> | <u>10-Miles</u> |
|--------------------|-----------------|-----------------|
| Population: | 298,025 | 579,867 |
| Households: | 131,945 | 247,864 |
| Average HH Income: | \$70,213 | \$83,840 |

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HANNA
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