

FOR LEASE
1600-1604 Lyell Avenue
 Rochester, NY

OFFICE / RETAIL SPACE

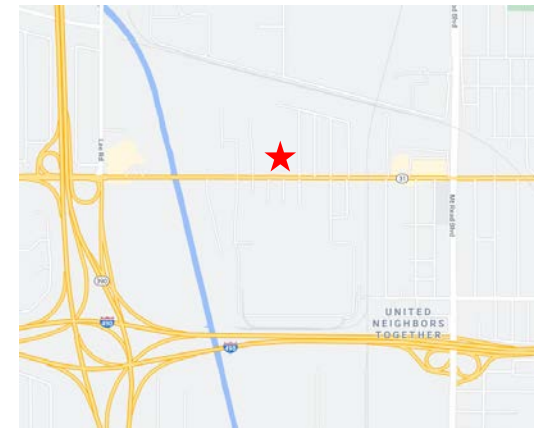

Property Highlights

- Total parking 60 cars
- Good street visibility
- Upgraded building façade
- Air conditioned
- 1st and 2nd floor suites

Space Details

Suite 1A	1,397± SF	\$10.00 psf Modified Gross
Suite 2C	1,067± SF	\$8.00 psf Modified Gross
Suite 2D	1,216± SF	\$8.00 psf Modified Gross

Demographic	1 Mile	3 Miles	5 Miles
Population	7,769	112,510	285,392
Households	3,108	45,088	119,348
Average Income	\$51,163	\$47,813	\$56,873
Source	ESRI		
Traffic Counts			
Lyell Avenue	13,527 AADT		
Mt Read Blvd	18,974 AADT		
Source	NYS DOT		



For more information, please contact:

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