

1392 CULVER ROAD

1392 Culver Road
Rochester, NY 14609



RETAIL PROPERTY FOR LEASE



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PROPERTY DESCRIPTION

3,740 SF street level retail available for lease. This space has excellent visibility from multiple streets, and traffic counts are over 20,000 cars a day for this intersection. Additionally, there is a private, off-street parking lot for this building directly across the street, so there is not competition for street parking. The available space can be sub-divided into one, two, or three tenant configurations depending on retail needs. In a highly walkable neighborhood with a young, college-education population nearby, any and all retail concepts are viable for this location. Basement storage space is available as well.

LOCATION DESCRIPTION

Corner of Culver & Merchants in the North Winton Village area of the City of Rochester. This area includes significant retail and restaurant activity, as well as the largest number of higher income and college educated residents in the city. Nearby local retail includes James Brown's Place, Johnny's Irish Pub, L&M Lanes, and Merchants Grill. Housing values have steadily increased over the past ten years, with houses selling incredibly quick with multiple offers.

PROPERTY HIGHLIGHTS

- High concentration of young, college-educated residents
- Off-street parking
- Over 20,000 cars a day
- Excellent visibility from two streets

SPACES	LEASE RATE	SIZE (SF)
Availble Space	Negotiable	3,740



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