

14 SOUTH MAIN STREET

14 South Main Street
Pittsford, NY 14534



RETAIL PROPERTY FOR LEASE



Brian Donovan
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NY #10491202934



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**AVAILABLE
2588 SF**

PROPERTY DESCRIPTION

This building has excellent visibility from Main Street in the Village of Pittsford. This space and location is well-suited for a variety of commercial concepts, including as office, retail, professional services, or restaurant space. Parking is included with 28 spaces, and there is a patio/outdoor dining space as well. Currently built out as a restaurant, the property features an indoor and outdoor dining room along with a fully equipped kitchen.

LOCATION DESCRIPTION

Located in the center of the idyllic Village of Pittsford, this building sits on Main Street just 200 feet from the intersection of Main Street and Route 31. This building is in a highly walkable area, with sidewalks and street parking, surrounded by numerous local restaurants, businesses, and retail shops. There is a large public parking lot directly across the street with access from Route 31, as well as 28 parking spaces for the building in a lot behind the building, accessible via Church Street.

PROPERTY HIGHLIGHTS

- Excellent location in the Village of Pittsford
- Strong traffic counts and also great foot traffic
- Incredible demographics
- Off-street parking included

SPACES	LEASE RATE	SIZE (SF)
Available Space	Negotiable	2,588

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,951	18,665	54,870
Total Population	5,159	48,696	134,486
Average HH Income	\$124,009	\$108,330	\$97,159



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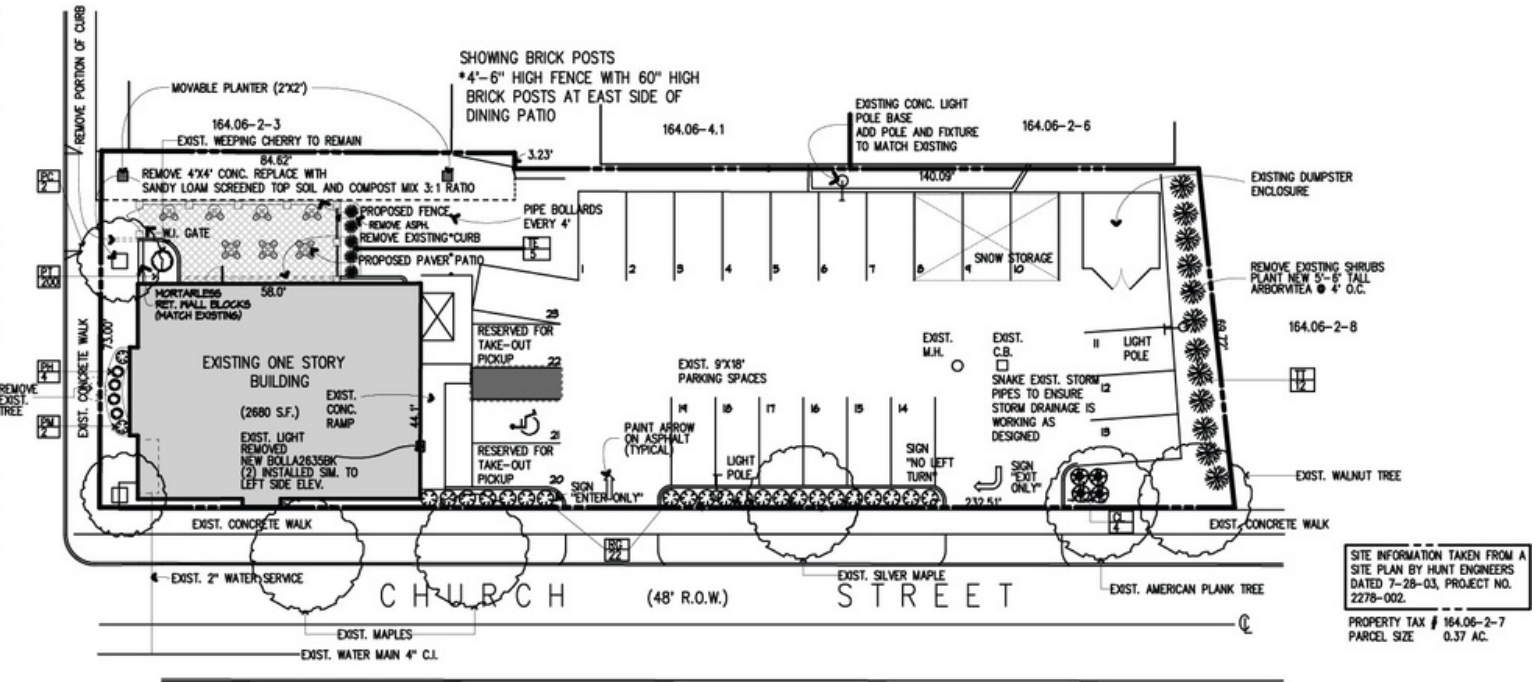


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SOUTH MAIN STREET (80' R.O.W.)



SITE PLAN

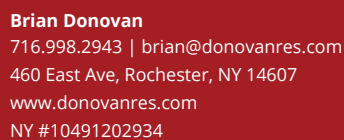
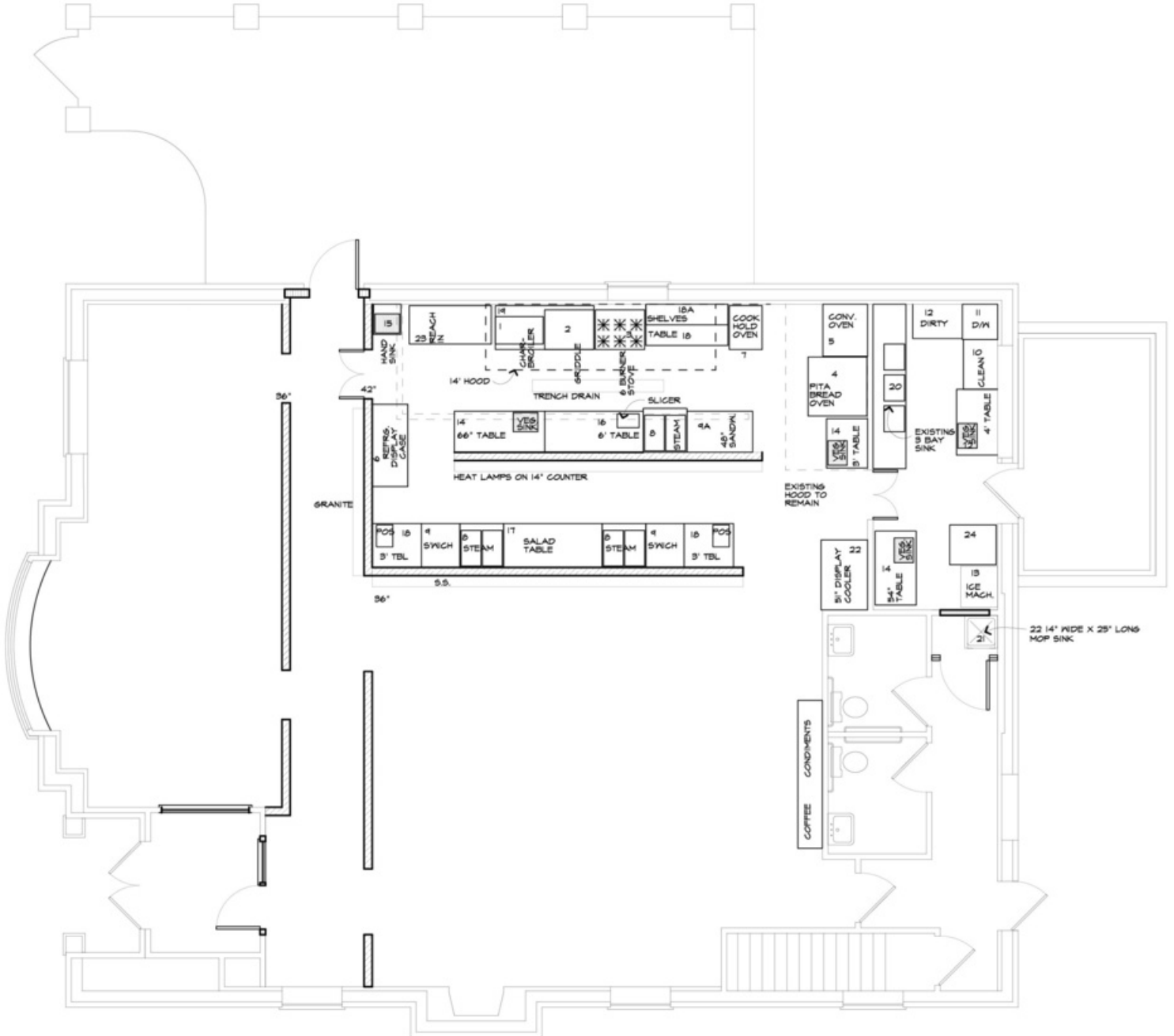
SCALE: 1" = 20'



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