

# ► N. CHESTNUT STREET AT UNIVERSITY AVE

N. CHESTNUT STREET AT UNIVERSITY AVENUE, ROCHESTER, NY 14607

Buckingham Properties is ready to build up to 10,000 square feet on this 0.6 acre development site at the corner of Chestnut Street and University Avenue.

Just steps from Eastman Theatre, the site is located near thousands of downtown workers, as well as several apartment complexes and residential neighborhoods. All utilities are on-site.



**BUILD UP TO  
10,000 SF**



**ALL UTILITIES  
ON-SITE**



**61,000+  
DAYTIME  
POPULATION**

DEMOGRAPHICS 2015	1 mile	3 miles	5 miles
Population	20,480	199,704	306,002
Daytime Population	61,135	279,900	427,480
Households	9,575	82,646	128,173
Average HH Income	\$36,320	\$47,579	\$57,983
Traffic Count	9,719		



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**BUCKINGHAM  
PROPERTIES**

Real Estate...*Reimagined.*

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