



FOR LEASE

Canal Park

31 Erie Canal Dr, Greece, NY 14626

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Offering Summary

Lease Rate:	\$8.00 SF/yr (NNN)
Building Size:	8,655 SF
Available SF:	1,300 - 2,500 SF
Year Built:	1990
Zoning:	Commercial
Market:	Rochester

Property Overview

2 Existing Commercial Suites available with up to +/- 2,500 sf of contiguous space. Each suite has front and rear entrance, electric, HVAC (natural gas). The building has Spectrum cable, internet and phone; Frontier phone/internet service available. Currently two spaces available, Suites D & F (see marketing packets).

Property Highlights

- Walking distance to Unity Hospital
- Listed rate may not include certain utilities, building services and property expenses
- Space is in Excellent Condition
- Fully Built Out as Standard Office

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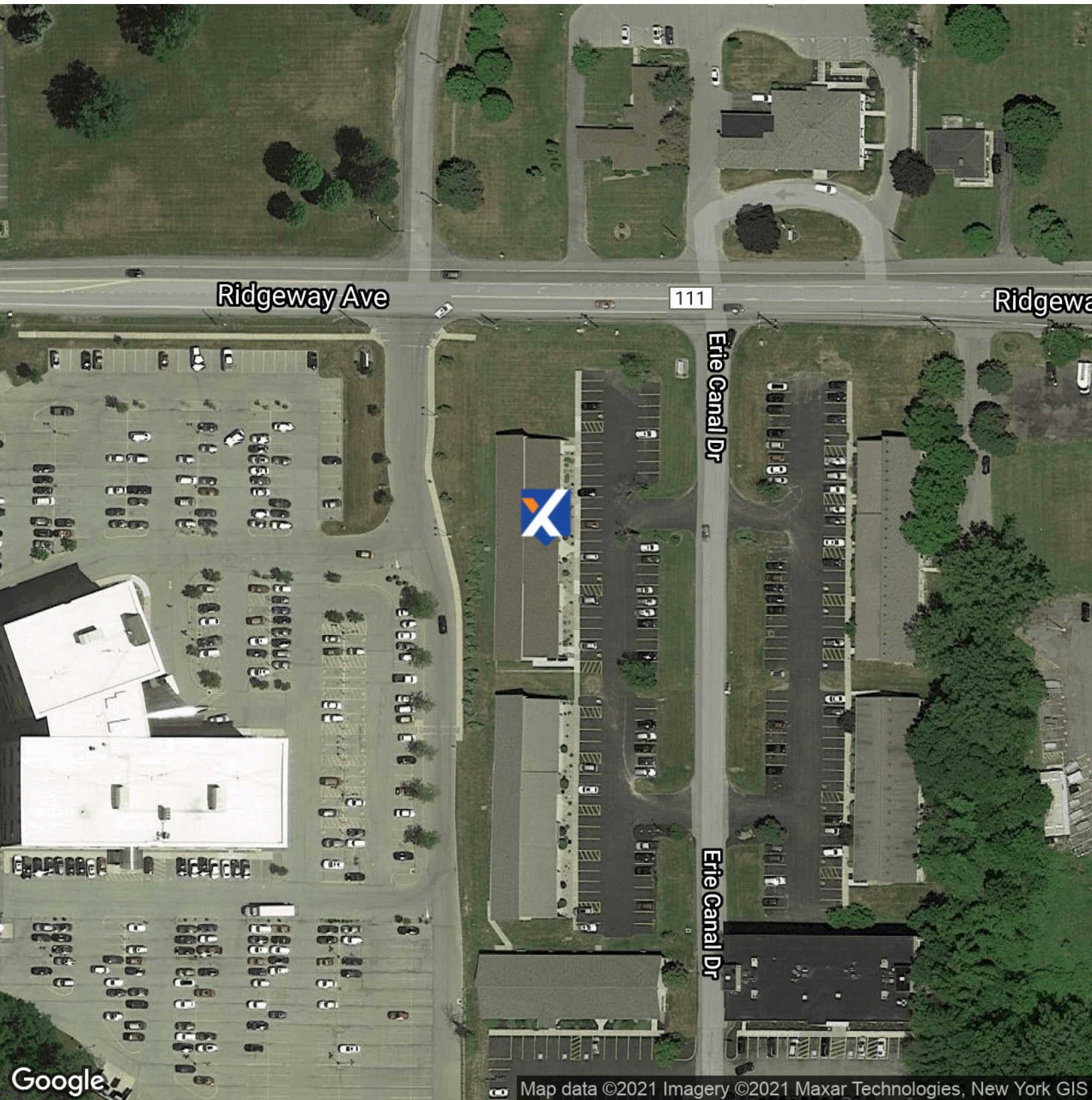
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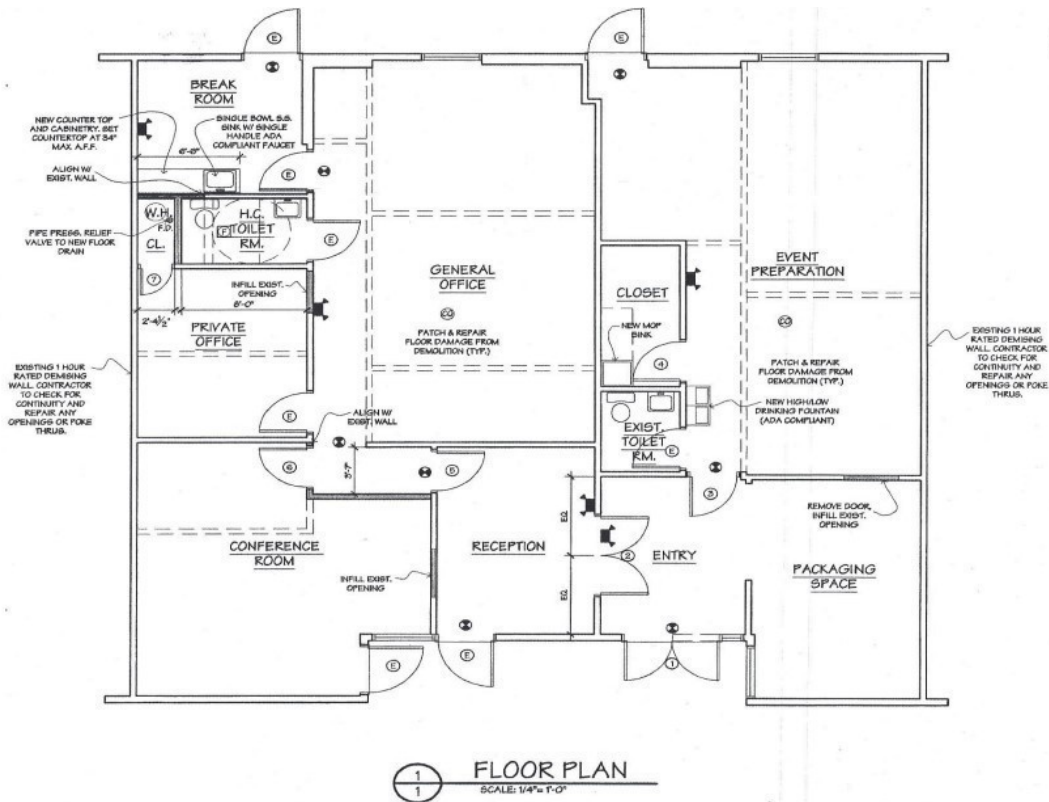
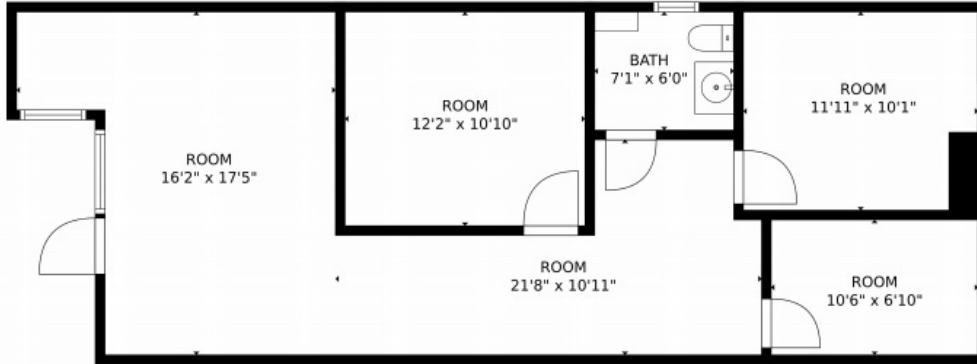
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Video Tour



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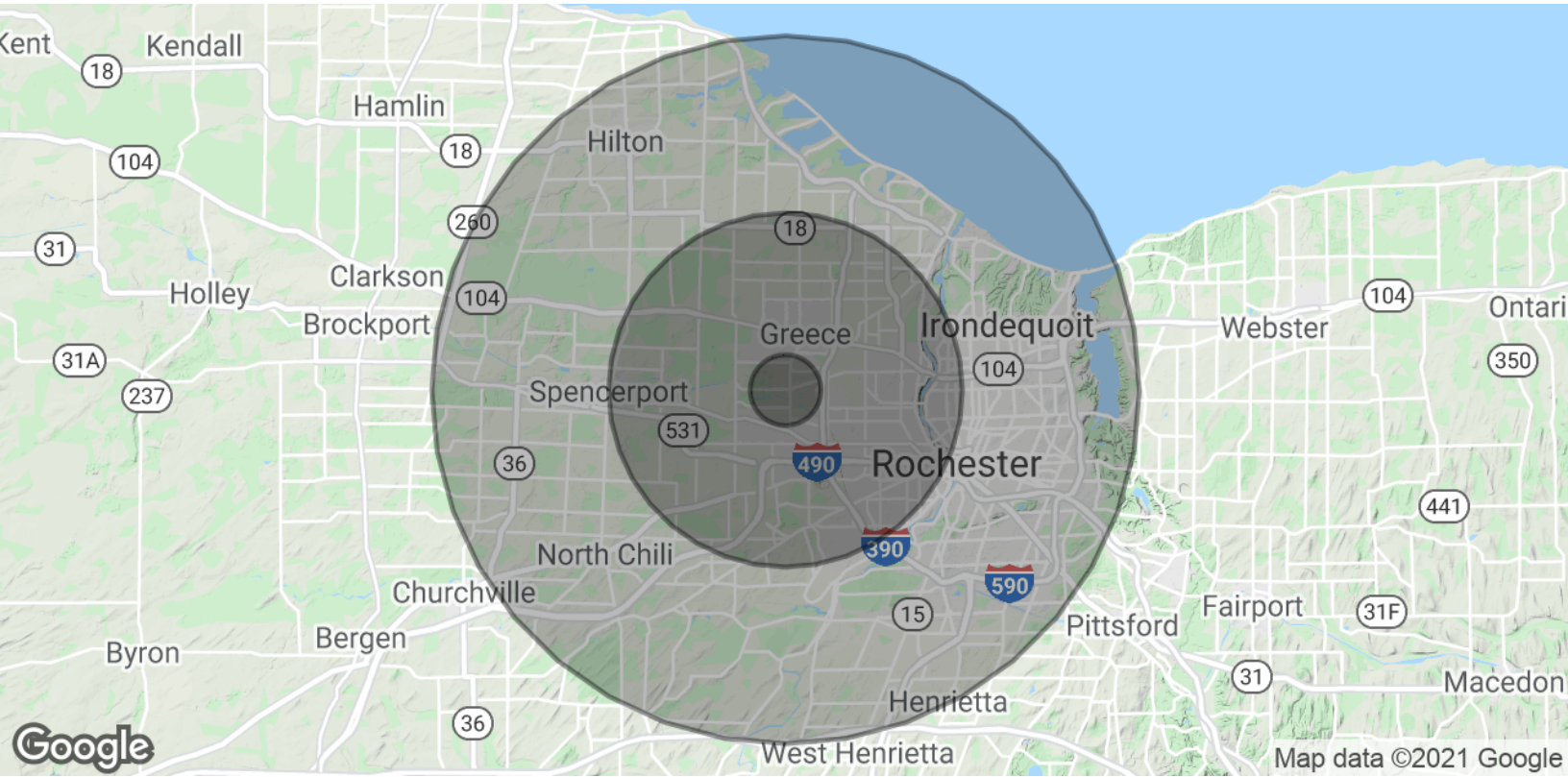
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Population	1 Mile	5 Miles	10 Miles
Total Population	4,584	184,923	600,404
Average age	43.3	38.6	36.0
Average age (Male)	40.3	36.7	34.4
Average age (Female)	46.1	40.3	37.4
Households & Income	1 Mile	5 Miles	10 Miles
Total households	1,922	73,495	234,651
# of persons per HH	2.4	2.5	2.6
Average HH income	\$61,635	\$56,067	\$53,869
Average house value	\$141,937	\$123,826	\$133,922

* Demographic data derived from 2010 US Census

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