

815 AYRAULT ROAD

FAIRPORT, NY, 14450

FOR LEASE



EXCLUSIVE LISTING

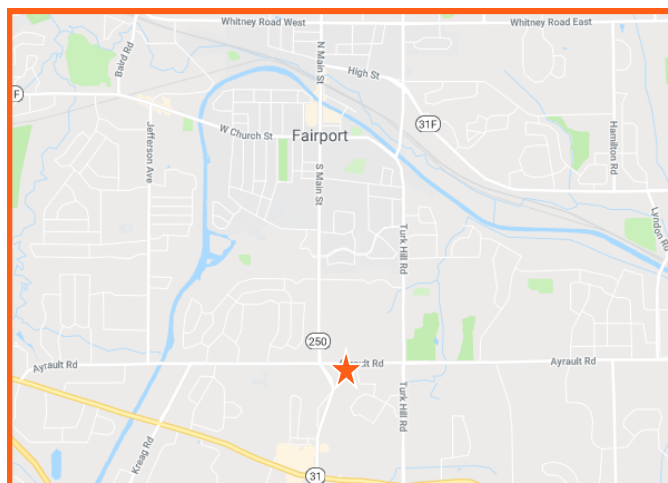
SPACE AVAILABLE

800 +/- SF & 1,500 +/- SF

PROPERTY HIGHLIGHTS

- 2ND FLOOR OFFICE GREAT FOR DENTAL PRACTICE
- FIRST FLOOR OFFICE IS SET UP FOR A SMALL MEDICAL PRACTICE, MASSAGE THERAPIST, CHIROPRACTOR OR PROFESSIONAL SERVICE.
- CENTRALLY LOCATED! CLOSE TO SCHOOLS AND EASY ACCESS TO THE VILLAGE OF FAIRPORT, PITTSFORD AND PENFIELD.
- AYRAULT RD & MOSELY RD (RT-250) INTERSECTION SEES OVER 12,000 VPD

\$18.50 PSF NNN



DEMOGRAPHICS

ESTIMATED <small>SOURCE: 2010 CENSUS</small>	1 MILE	3 MILES	5 MILES
POPULATION	7,513	45,687	92,942
AVERAGE HH INCOME	\$93,549	\$96,686	\$100,360
DAYTIME POPULATION	3,607	19,452	51,596

** All information deemed reliable but cannot be guaranteed*

