

FOR LEASE

SCUTTI PLAZA NORTH & SOUTH

1000 HYLAN DRIVE // ROCHESTER, NY 14623

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PROPERTY OVERVIEW

SCUTTI PLAZA – 1000 HYLAN DR ROCHESTER, NY 14623



PROPERTY TYPE

RETAIL



LOCATION

1000 HYLAN DR ROCHESTER, NY



SPACE AVAILABLE

1,200-23,000 +/- SF



GLA

282,000 SF



PRICE

\$16-\$40 PSF NNN



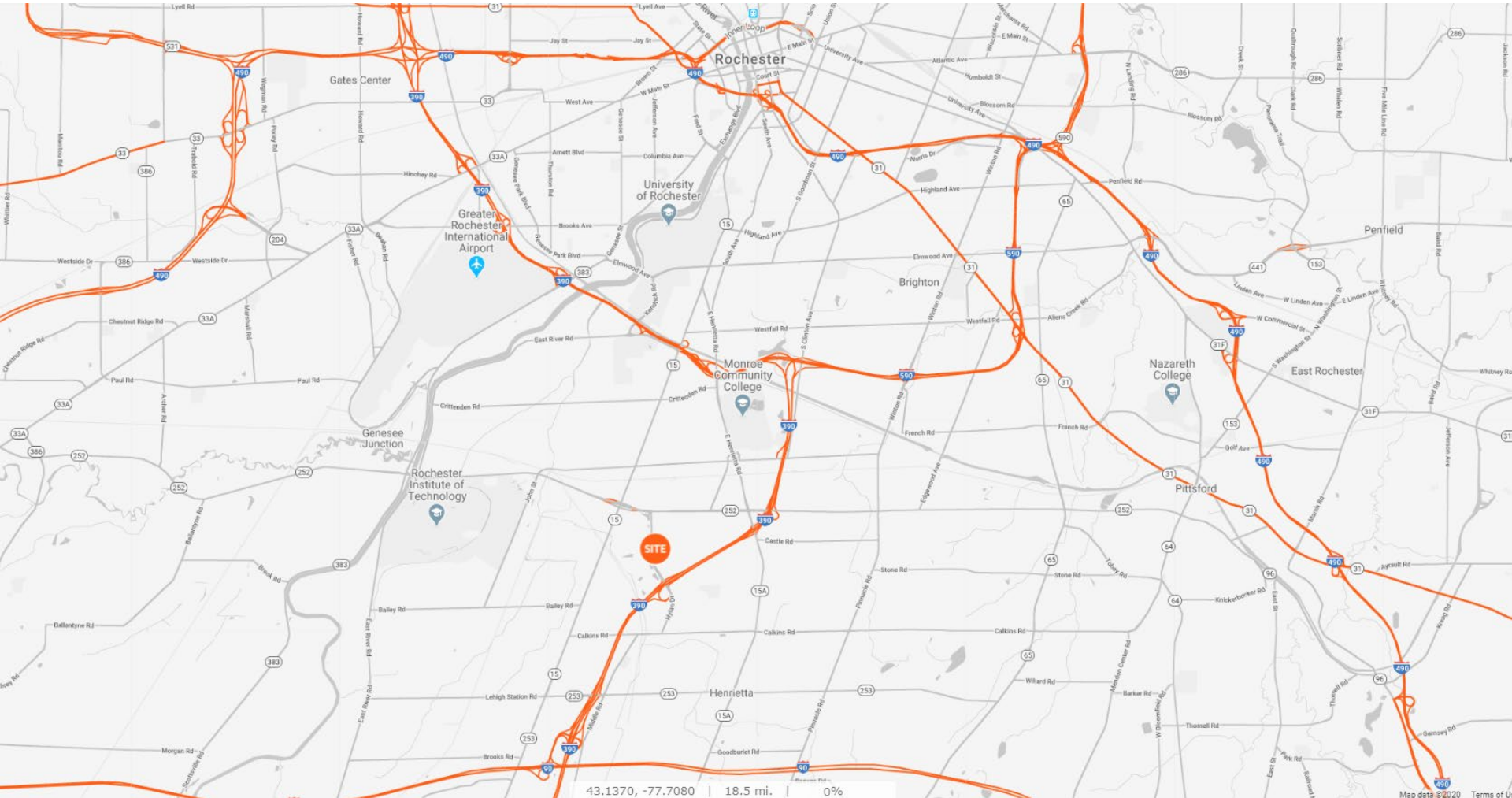
PARKING SPACES

1,500



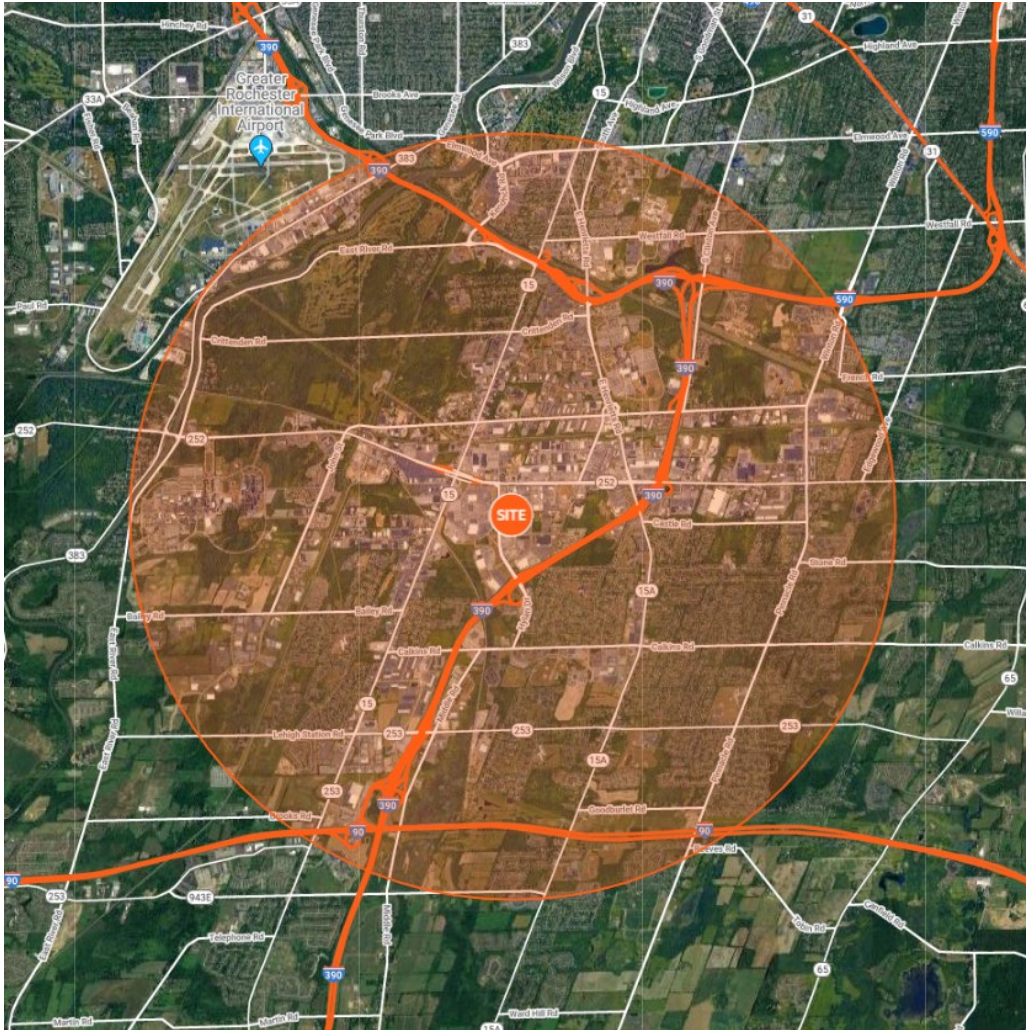
LOCATION MAP

SCUTTI PLAZA – 1000 HYLAN DR ROCHESTER, NY 14623



3 MILE SUMMARY

SCUTTI PLAZA – 1000 HYLAN DR ROCHESTER, NY 14623



- **43,060 TOTAL POPULATION**
- **76,794 TOTAL EMPLOYEES**
- **\$57,386 MEDIAN HH INCOME**
- **9.8M SF RETAIL SPACE**
- **29.3M SF OFFICE SPACE**
- **3 COLLEGES**
 - Rochester Institute of Technology (RIT): 18,897 Students
 - Monroe Community College (MCC): 11,572 Students
 - University of Rochester (U of R): 11,126 Students

MARKET AERIAL

SCUTTI PLAZA – 1000 HYLAN DR ROCHESTER, NY 14623



- Rochester Institute of Technology (RIT): 2.1 Miles
- Monroe Community College (MCC): 2.4 Miles
- University of Rochester (U of R): 3.4 Miles

RETAIL OVERVIEW

SCUTTI PLAZA – 1000 HYLAN DR ROCHESTER, NY 14623



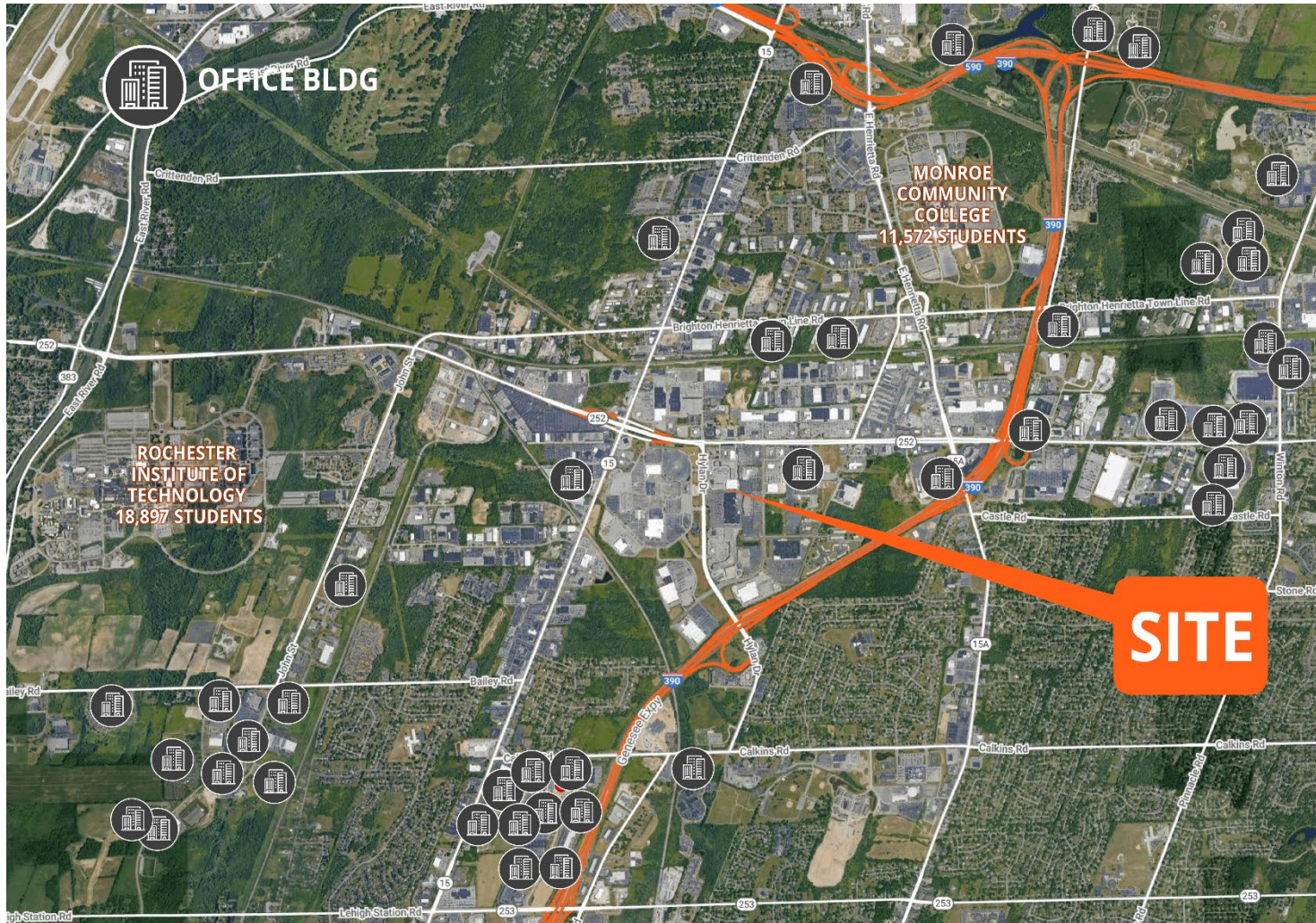
4,838,310 SF TOTAL GLA in
over 35 shopping centers.

Major Retail Tenants:

- Target
- Best Buy
- Walmart
- Lowes
- Home Depot
- BJ's Wholesale
- Christmas Tree Shops
- Big Lots
- Staples
- Dick's Sporting Goods
- Homegoods
- Goodwill
- Joann Fabrics
- Dave & Busters
- Pole Position Raceway

OFFICE OVERVIEW

SCUTTI PLAZA – 1000 HYLAN DR ROCHESTER, NY 14623



4,531,226 SF GLA in over
40 office buildings/parks

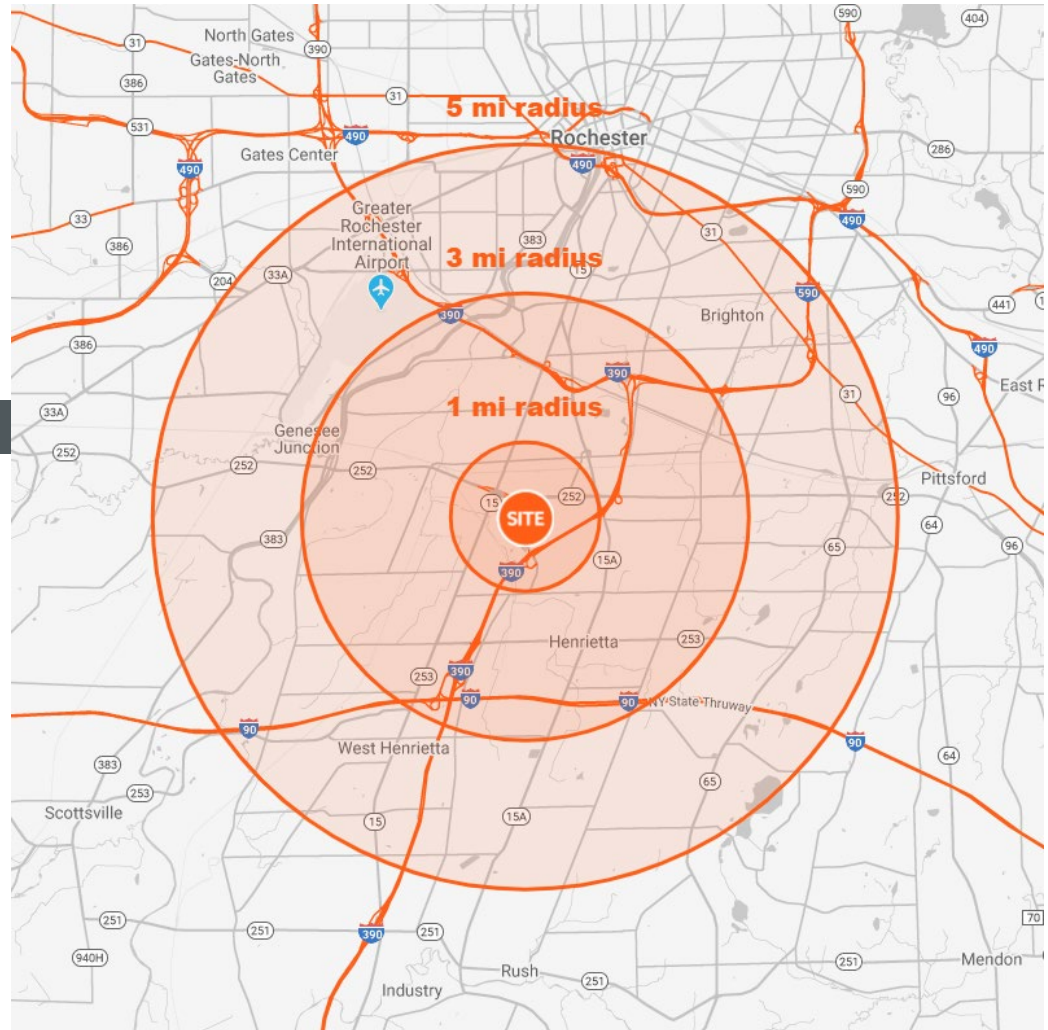
Major Office Tenants:

- Amazon
- Gettinge
- Paychex
- Harris Corporation
- University of Rochester's proposed
330,000 SF
Orthopedics Center

DEMOGRAPHICS

SCUTTI PLAZA – 1000 HYLAN DR ROCHESTER, NY 14623

ESTIMATED	1 MILE	3 MILES	5 MILES
POPULATION	3,982	43,060	146,826
MEDIAN HH INCOME	\$39,951	\$57,386	\$54,655
DAYTIME POPULATION	9,281	72,689	178,738



3 MILE SUMMARY:



43,060
TOTAL POPULATION



\$57,386
MEDIAN HH INCOME



76,794
TOTAL EMPLOYEES

3 MILE DEMOGRAPHICS

SCUTTI PLAZA – 1000 HYLAN DR ROCHESTER, NY 14623

KEY FACTS

43,060

Population



15,676

Households

31.7

Median Age

\$45,240

Median Disposable Income

EDUCATION

10%

No High School Diploma



21%

High School Graduate



25%

Some College



45%

Bachelor's/Grad /Prof Degree

INCOME



\$57,386

Median Household Income



\$28,860

Per Capita Income



\$49,089

Median Net Worth

BUSINESS



3,007

Total Businesses



76,794

Total Employees

EMPLOYMENT



72%
White Collar



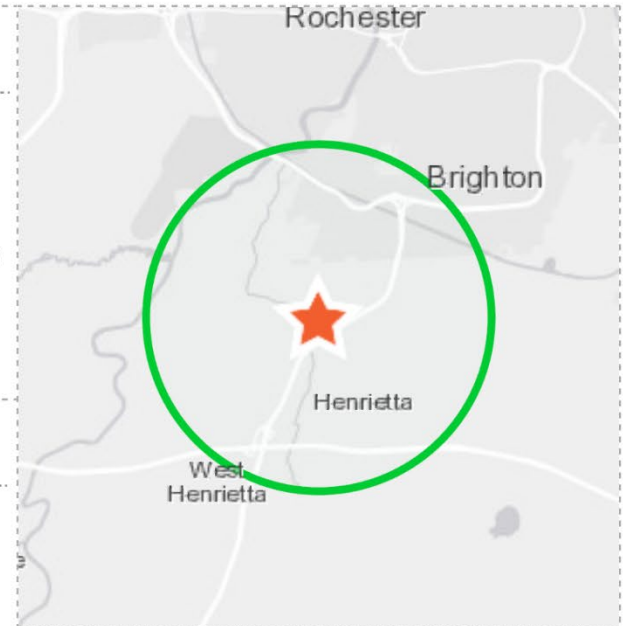
13%
Blue Collar



15%
Services

12.3%

Unemployment Rate

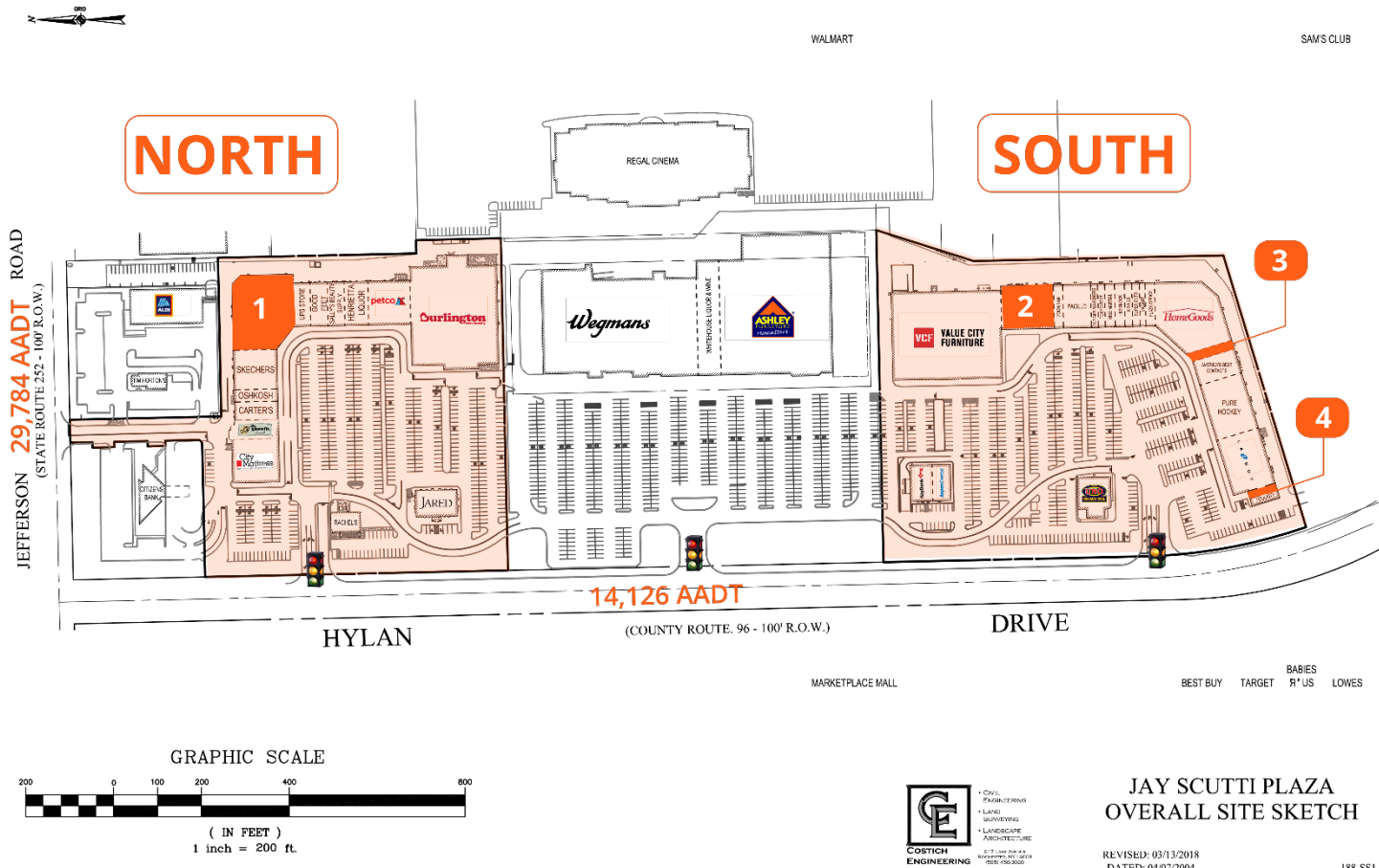


SITE PLAN

SCUTTI PLAZA - 1000 HYLAN DR ROCHESTER, NY 14623

NORTH	
Tenant	Square Feet
City Mattress	10,800
Panera Bread	5,344
Carter's	4,182
OshKosh	2,786
Skechers	8,000
1. Vacancy	23,149
UPS Store	1,360
Hair Zoo	1,833
Goodfeet	1,273
Sally Beauty Co.	1,900
Henrietta Disc. Liquor	4,000
PetCo	14,760
Burlington	46,719
Jared Jewelers	5,856
Rachel's Mediterranean Grill	3,000

SOUTH	
Value City Furniture	50,000
2. Vacancy	12,000
Zoom Tan	2,443
G Pacillo's Co Fitness Gear	6,007
Weight Watchers	1,900
Japanese Tokyo Restaurant	1,300
Rise Martial Arts	2,140
H & R Block	2,360
KT Nails	1,700
Supercuts	1,500
America Hears	1,286
Two More Times	2,000
HomeGoods	21,455
3. Vacancy	1,800
Americas Best Contacts	3,600
Pure Hockey	14,400
La-Z-Boy	14,400
Uno Chicago Grill	6,360
4. Vacancy	1,232
Yolickity Frozen Yogurt	1,101
KeyBank	3,000
KeyBank	1,252
Aspen Dental	3,500



PROPERTY PHOTOS

SCUTTI PLAZA – 1000 HYLAN DR ROCHESTER, NY 14623



PROPERTY PHOTOS

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ABOUT US

Founded in 2009, Caliber Commercial Brokerage, LLC is an award-winning, full-service commercial real estate firm based in Rochester, NY. We offer tenant representation, landlord representation, acquisitions & dispositions and project advisory services within the commercial real estate industry.

We help clients to buy, sell or lease commercial space. Our specialties include office/industrial parks, retail/power centers, multi-family residential apartment complexes and investment properties.

Our focus always is on unparalleled personal service, commitment to our clients' continued growth, and customizing a team for each client's needs. Whether the project is a 1,200 square foot storefront or a 45 acre redevelopment site, Caliber Commercial Brokerage assembles the right team create the right strategy for the right deal.

As a result, our greatest asset is the trust and respect we have earned from our very satisfied clients.



**5 MILLION SQUARE
FEET REPRESENTED**



**100+ TRANSACTIONS
PER YEAR**



**\$2 BILLION IN
TRANSACTIONS**



LEASING CONTACTS



Matthew Lester

Licensed Real Estate Broker
Managing Partner
585.787.8877
mlester@caliberbrokerage.com



Marc Quercia

Licensed Real Estate Salesperson
585.509.0632
mquercia@caliberbrokerage.com



Jake Rivera

Licensed Real Estate Salesperson
310.650.4322
jrivera@caliberbrokerage.com

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Caliber Commercial Brokerage, LLC

1657 East Avenue

Rochester, NY 14610

585.454.4500

www.caliberbrokerage.com