



REDEVELOPMENT // FOR LEASE

WINTON & BLOSSOM

650-658 & 668 BLOSSOM RD & 235,237,239 &
245 WINTON RD // ROCHESTER, NY 14610

*PHOTOS CONTAINED WITHIN DO NOT NECESSARILY REPRESENT THE PROPERTY

PROPERTY OVERVIEW

WINTON & BLOSSOM ROCHESTER, NY 14610



PROPERTY TYPE

RETAIL, OFFICE



LOCATION

650-658 & 668 BLOSSOM & 235,237,239 & 245 WINTON RD ROCHESTER, NY 14610



SPACE AVAILABLE

**7,504 SF ON 1ST FLOOR
7,574 SF ON 2ND FLOOR**



PARKING

84 SPACES



PRICE

\$ NEGOTIABLE



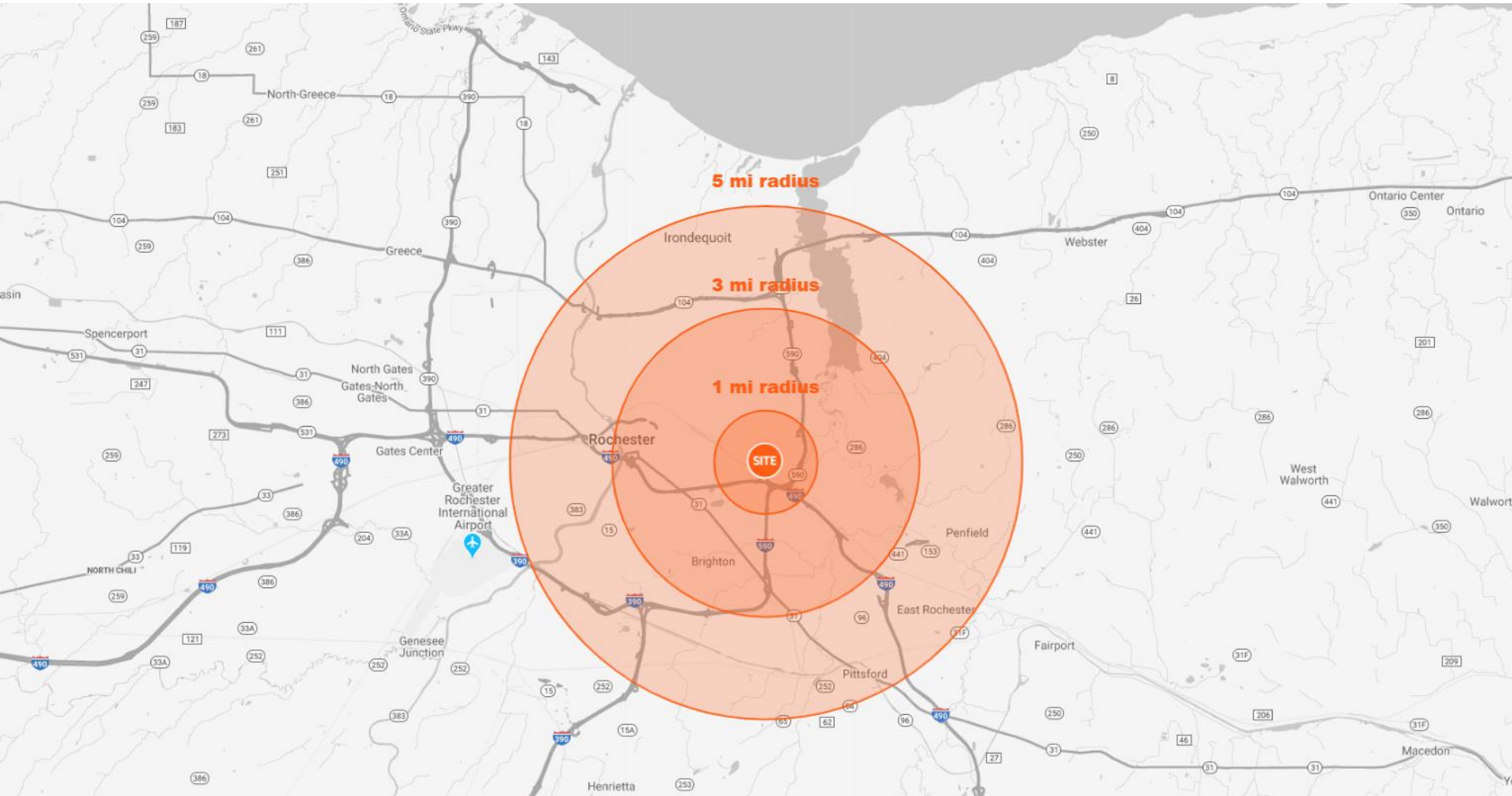
TERM

5 YEARS (MINIMUM)



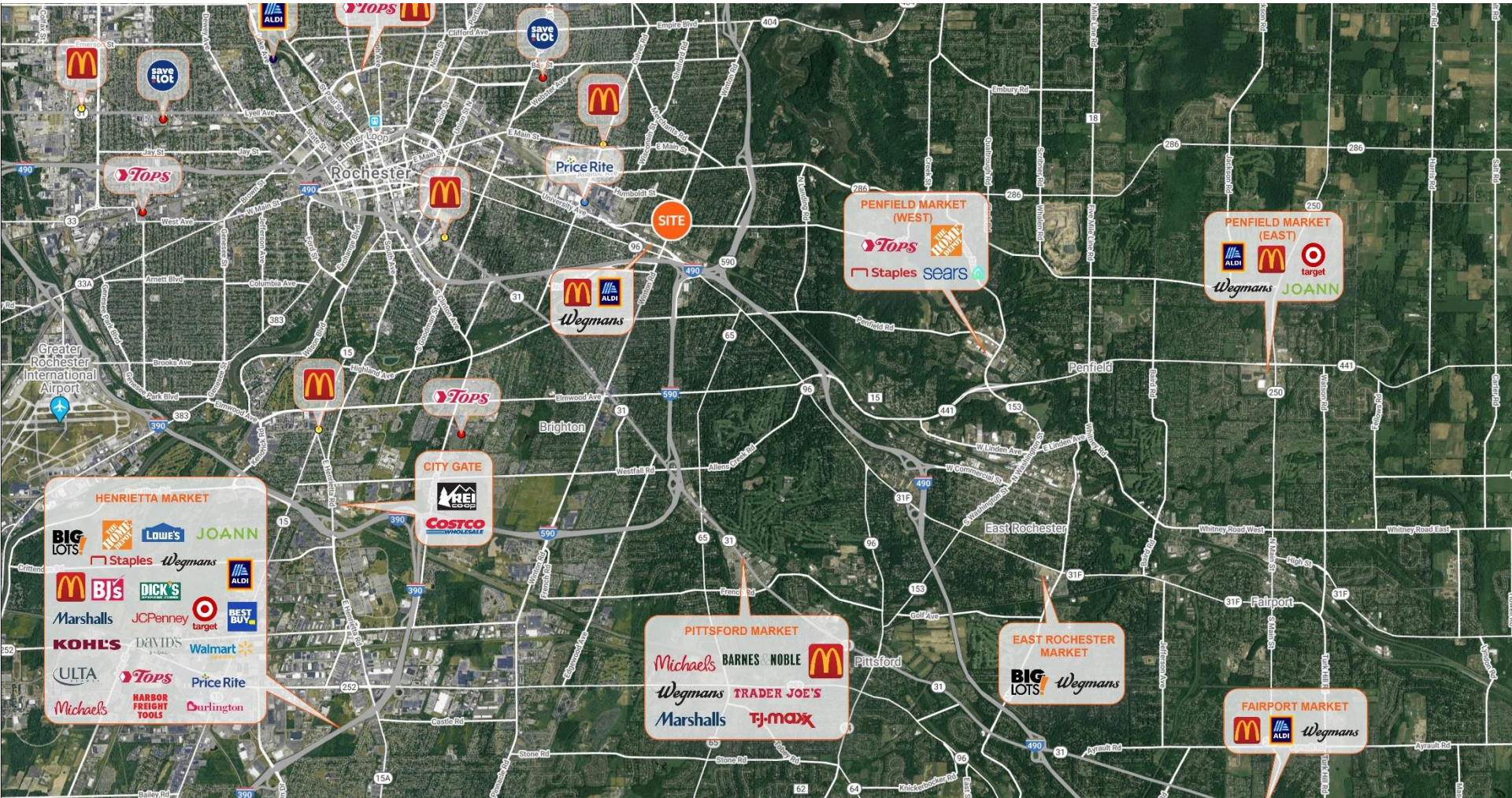
LOCATION MAP

WINTON & BLOSSOM ROCHESTER, NY 14610



RETAIL AERIAL

WINTON & BLOSSOM ROCHESTER, NY 14610



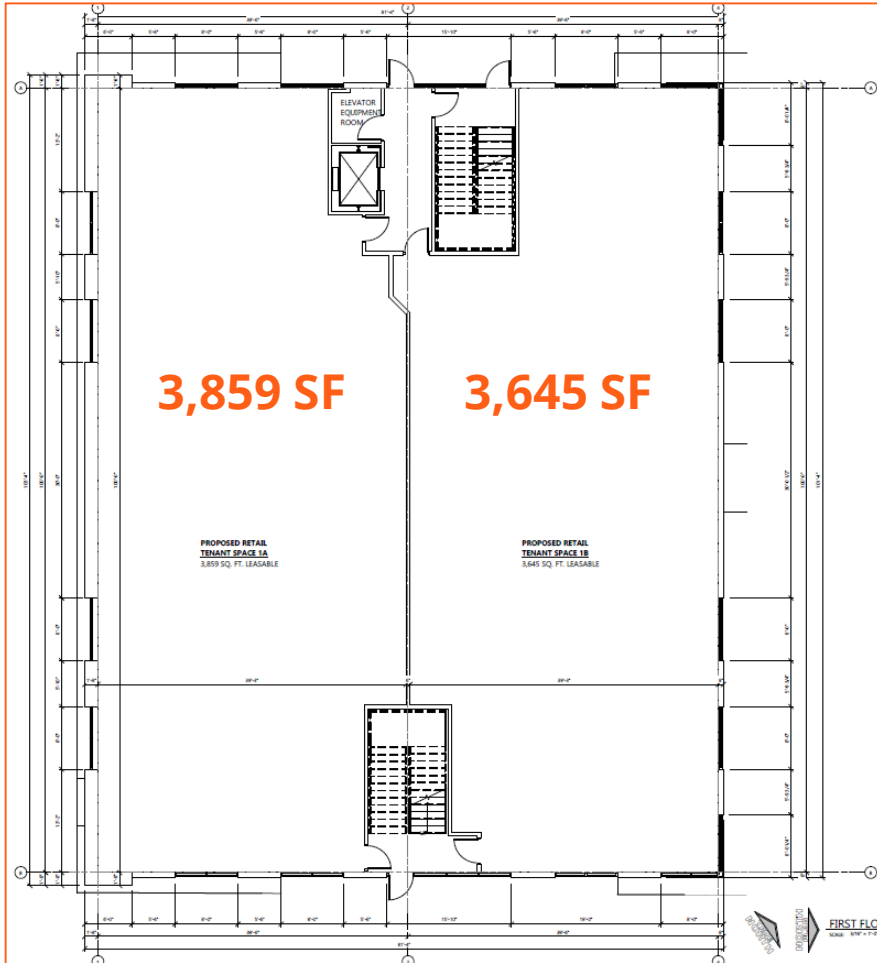
SITE PLAN

WINTON & BLOSSOM ROCHESTER, NY 14610

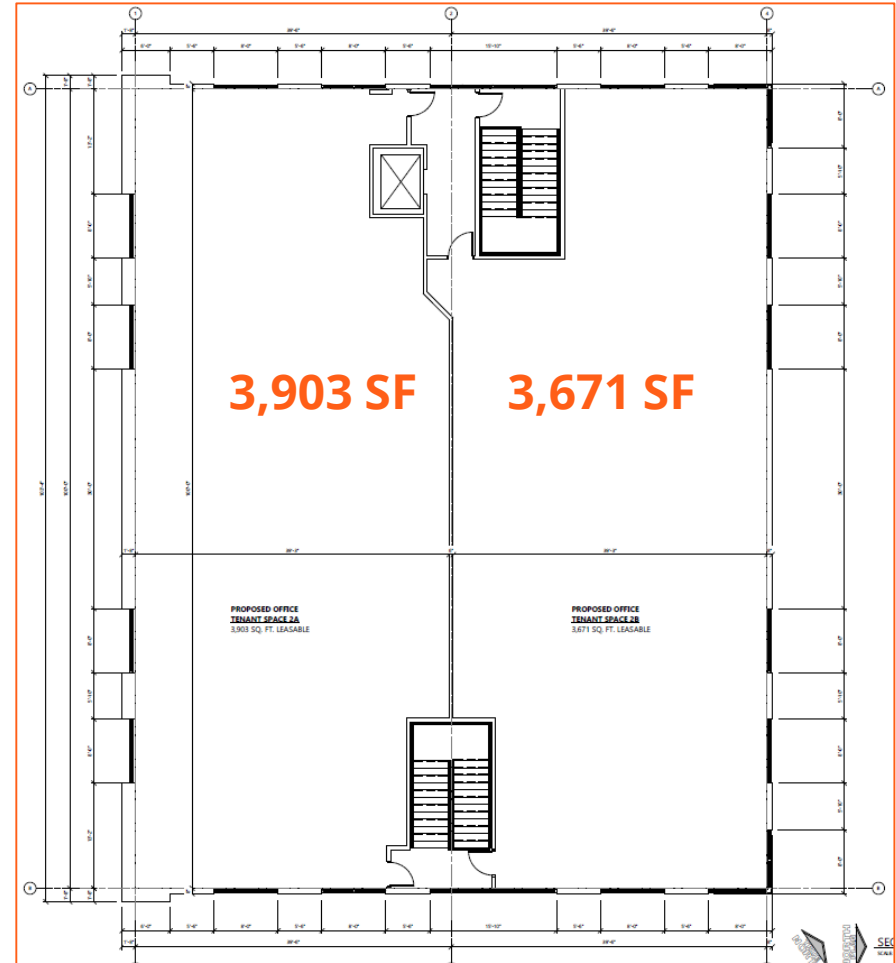


FLOOR PLAN

WINTON & BLOSSOM ROCHESTER, NY 14610



FIRST FLOOR



SECOND FLOOR

3 MILE DEMOGRAPHICS

WINTON & BLOSSOM ROCHESTER, NY 14610

KEY FACTS

123,868

Population



57,787

Households

36.1

Median Age

\$39,475

Median Disposable Income

EDUCATION

10%

No High School Diploma



20%

High School Graduate



25%

Some College



44%

Bachelor's/Grad /Prof Degree

INCOME



\$50,391

Median Household Income



\$33,912

Per Capita Income



\$23,167

Median Net Worth

BUSINESS



5,261

Total Businesses



73,923

Total Employees

Irondequoit

Rochester

Brighton

East Rochester

EMPLOYMENT



72%
White Collar



13%
Blue Collar



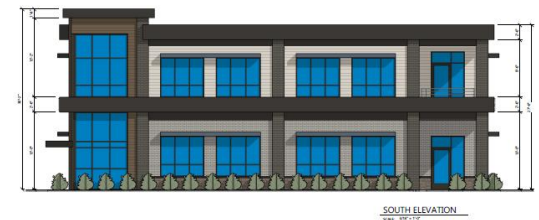
15%
Services

13.3%

Unemployment Rate

RENDERINGS

WINTON & BLOSSOM ROCHESTER, NY 14610



LEASING CONTACT



Matthew Lester

Licensed Real Estate Broker, Managing Partner

585.797.8877

mlester@caliberbrokerage.com

Matthew Lester has over 20 years of experience in commercial real estate including: brokerage, marketing, development and business consulting. Under Matt's leadership, Caliber Commercial Brokerage has capitalized on understanding markets, cultivating visions, and creatively executing those visions. His specialty is in exclusive representation of national tenants including:

- Chick-Fil-A
- Aspen Dental
- WellNow Urgent Care
- AT&T
- Goodwill
- Costco
- Goldfish Swim School

Caliber Commercial Brokerage, LLC has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than Caliber Commercial Brokerage and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all references to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a buyer. Buyers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change

ABOUT US



Founded in 2009, Caliber Commercial Brokerage LLC is a full service commercial real estate brokerage firm based in Rochester, NY and serving all of Upstate New York. We offer tenant representation, landlord representation, and project advisory services, priding ourselves on providing each of our clients with a customized real estate strategy.

As a full-service firm, we assist clients in buying, selling, and leasing commercial real estate. Our specialties include retail tenant representation, retail leasing, investment sales, and office and industrial leasing.

Since opening, we have represented over 25 million square feet of real estate and averaged 150 transactions a year. This has produced over \$1 billion in aggregate transactional volume.



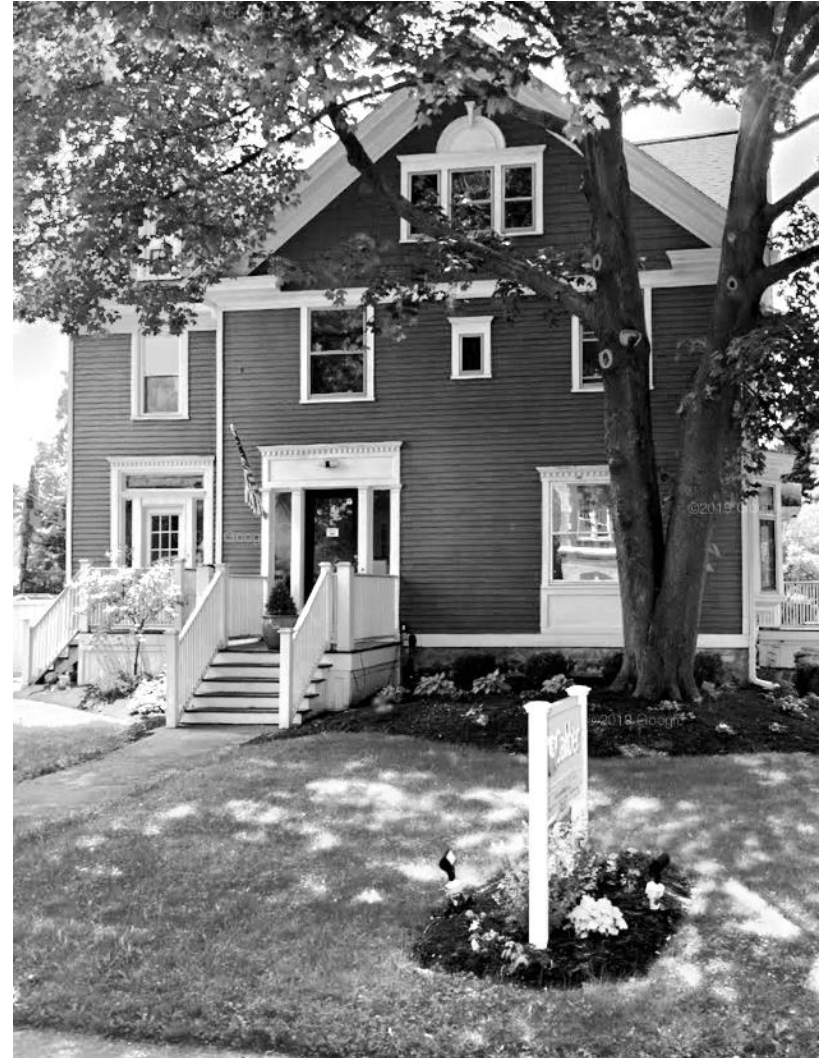
**25 MILLION
SQUARE
FEET REPRESENTED**



**150+ AVERAGE
TRANSACTIONS
PER YEAR**



**OVER \$1 BILLION IN
TRANSACTIONS**






 **Caliber**
Commercial Brokerage

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