

FOR LEASE

1205 BAY RD WEBSTER, NY 14580



OFFERING SUMMARY:


- 2,880 SF AVAILABLE
- INVESTMENT SALE
- MIXED-USE BUILDING (RETAIL & MULTI-FAMILY)
- FULLY LEASED!
- \$375,000


PROPERTY HIGHLIGHTS:

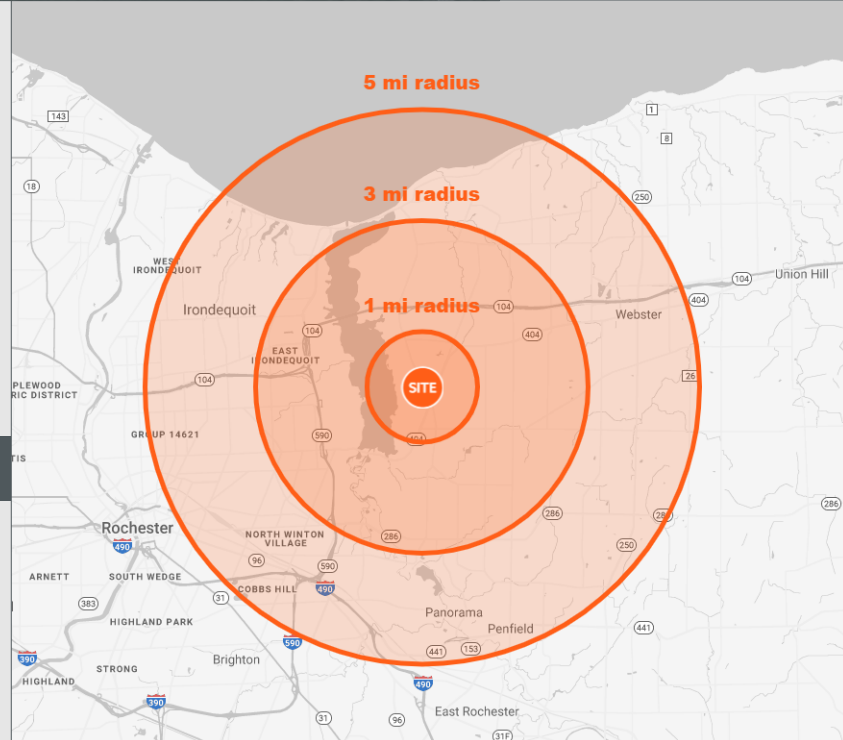
- LOWER LEVEL LEASED BY THE UNIVERSITY OF ROCHESTER & UPPER LEVEL HAS LONG-TERM APARTMENT TENANT
- ABOVE-AVERAGE TRAFFIC FOR THE MARKET WITH OVER 15,000 VPD
- SHARED TRAFFIC LIGHT WITH WEGMANS
- \$44,841.00 GROSS INCOME

3 MILE DEMOGRAPHICS:


56,043
 TOTAL POPULATION


\$81,826
 MEDIAN HH INCOME


14,592
 DAYTIME POPULATION



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