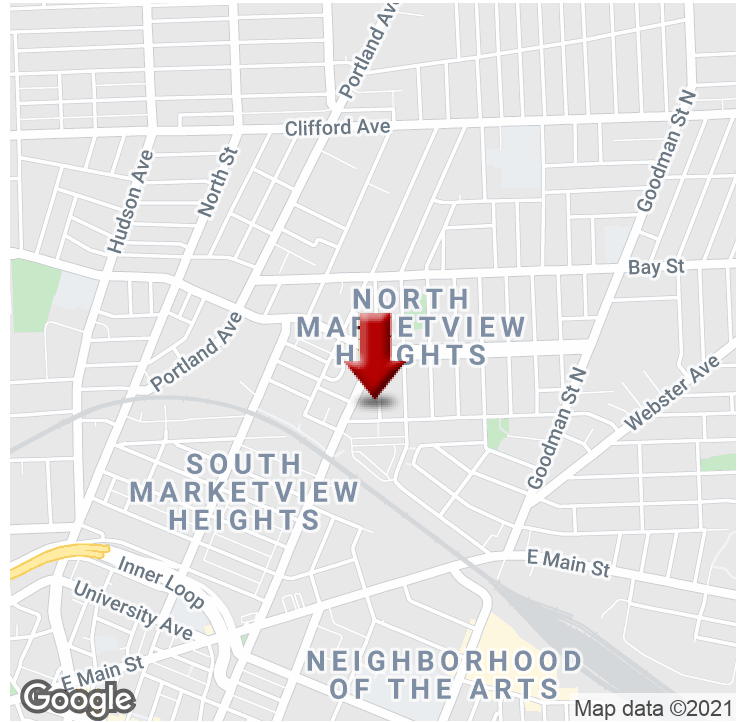


RETAIL FOR LEASE

48 Pennsylvania Ave, Rochester, NY 14609



OFFERING SUMMARY

SALE PRICE:	N/A
AVAILABLE SF:	3,480 SF
LEASE RATE:	\$1,700.00 per month (MG)
LOT SIZE:	0.1 Acres
BUILDING SIZE:	3,480 SF
RENOVATED:	2019
ZONING:	PMV
MARKET:	Rochester
SUBMARKET:	Public Market
PRICE / SF:	-

PROPERTY OVERVIEW

\$1,700 monthly rent
Tenant pays Electric, Heat, Utilities, Water

PROPERTY HIGHLIGHTS

- Public Market District
- Corner lot
- Concrete Floors
- Loading dock
- Overhead door

KELLER WILLIAMS REALTY GREATER ROCHESTER
2000 Winton Road South,
Bldg 1, Ste 201
Rochester, NY 14618

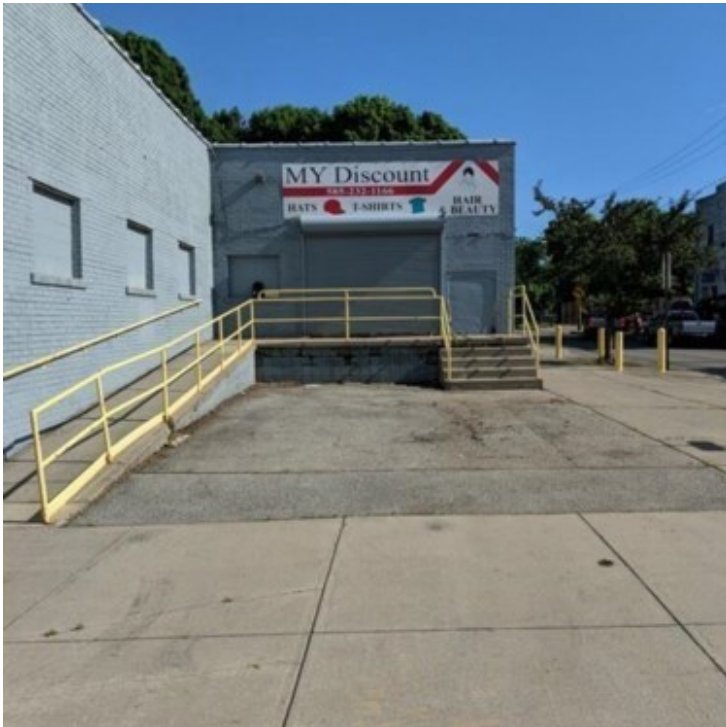
DARA RENNERT
Associate
O: 585.362.8598
C: 585.764.3272
darar@kw.com

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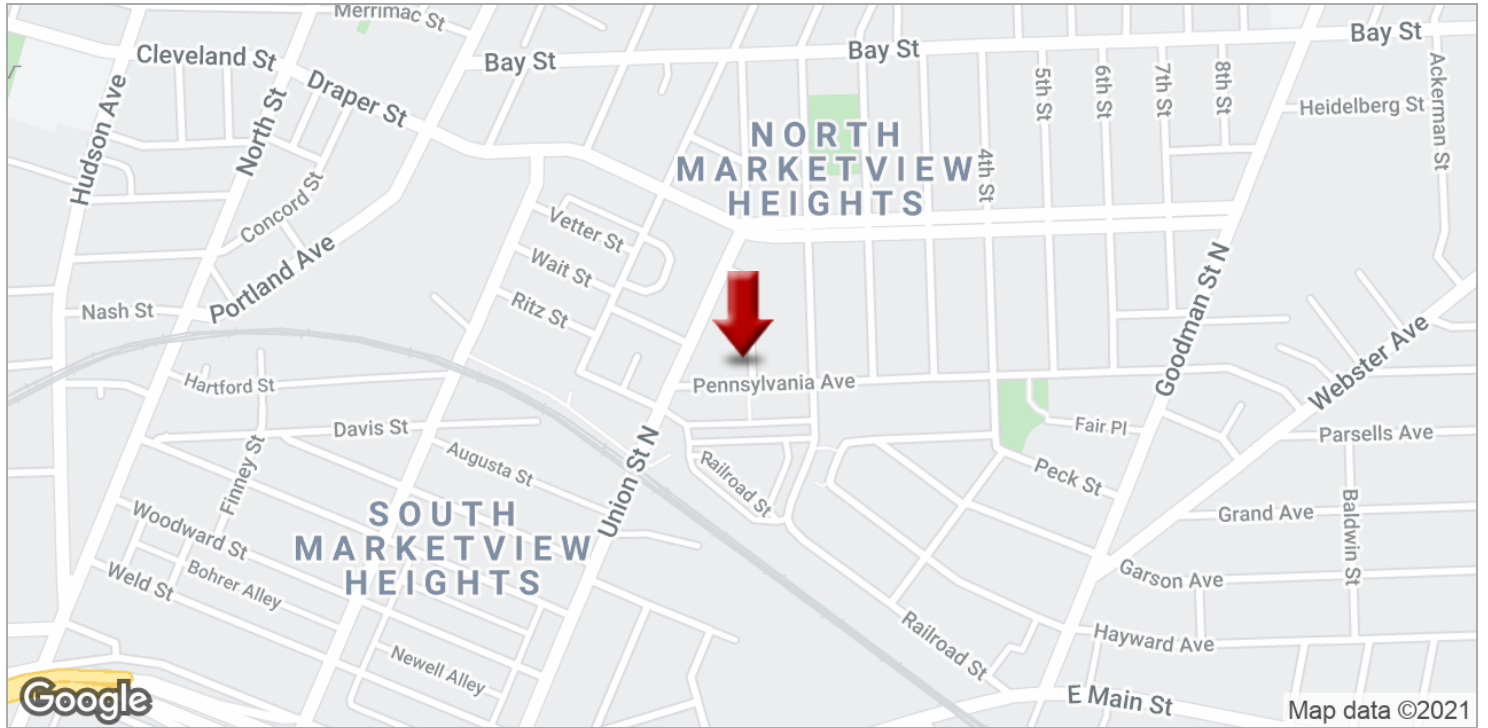
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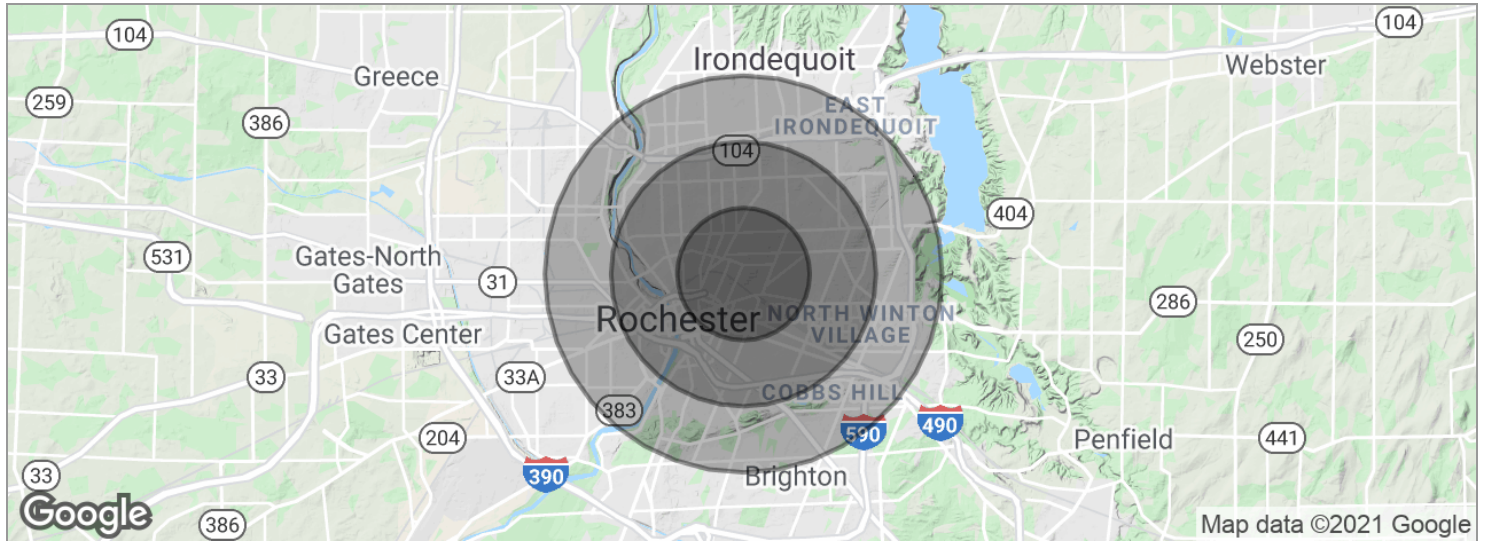
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	25,145	107,312	195,075
Median age	27.0	30.4	32.6
Median age (male)	26.7	29.6	31.8
Median age (Female)	28.2	31.7	33.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	9,736	44,626	82,539
# of persons per HH	2.6	2.4	2.4
Average HH income	\$34,569	\$41,472	\$45,029
Average house value	\$137,241	\$137,963	\$135,099

* Demographic data derived from 2010 US Census

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