

935 JEFFERSON ROAD

Rochester, NY 14623

FOR LEASE | RETAIL SPACE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	9,089 SF
Lease Rate:	Negotiable
Lot Size:	1.89 Acres
Building Size:	9,089 SF
Traffic Count:	41,902

PROPERTY OVERVIEW

Former Bar Louie restaurant in excellent condition. This space offers an outdoor patio, large parking lot, and excellent visibility from the both Jefferson Rd and Clay Rd. A new development is underway on the southwest corner of Clay and Jefferson that will bring an increase in traffic to the intersection and along Clay Road in both directions.

PROPERTY HIGHLIGHTS

- High traffic corner with a combined 14,902 AADT
- Large parking lot
- Traffic light with dedicated turn lanes
- Pylon Sign

Kenneth Brownell

Principal Licensed Real Estate Broker
518.424.5094
518.862.0861 x201
kbrownell@vanguardfine.com

VF Vanguard-Fine, LLC
Commercial Real Estate Professionals

Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

935 JEFFERSON ROAD

Rochester, NY 14623

FOR LEASE | RETAIL SPACE

ADDITIONAL PHOTOS



Kenneth Brownell

Principal Licensed Real Estate
Broker
518.862.0861 x201
kbrownell@vanguardfine.com

VF Vanguard-Fine, LLC
Commercial Real Estate Professionals

935 JEFFERSON ROAD

Rochester, NY 14623

FOR LEASE | RETAIL SPACE

LOCATION MAPS



Kenneth Brownell

Principal Licensed Real Estate

Broker

518.862.0861 x201

kbrownell@vanguardfine.com

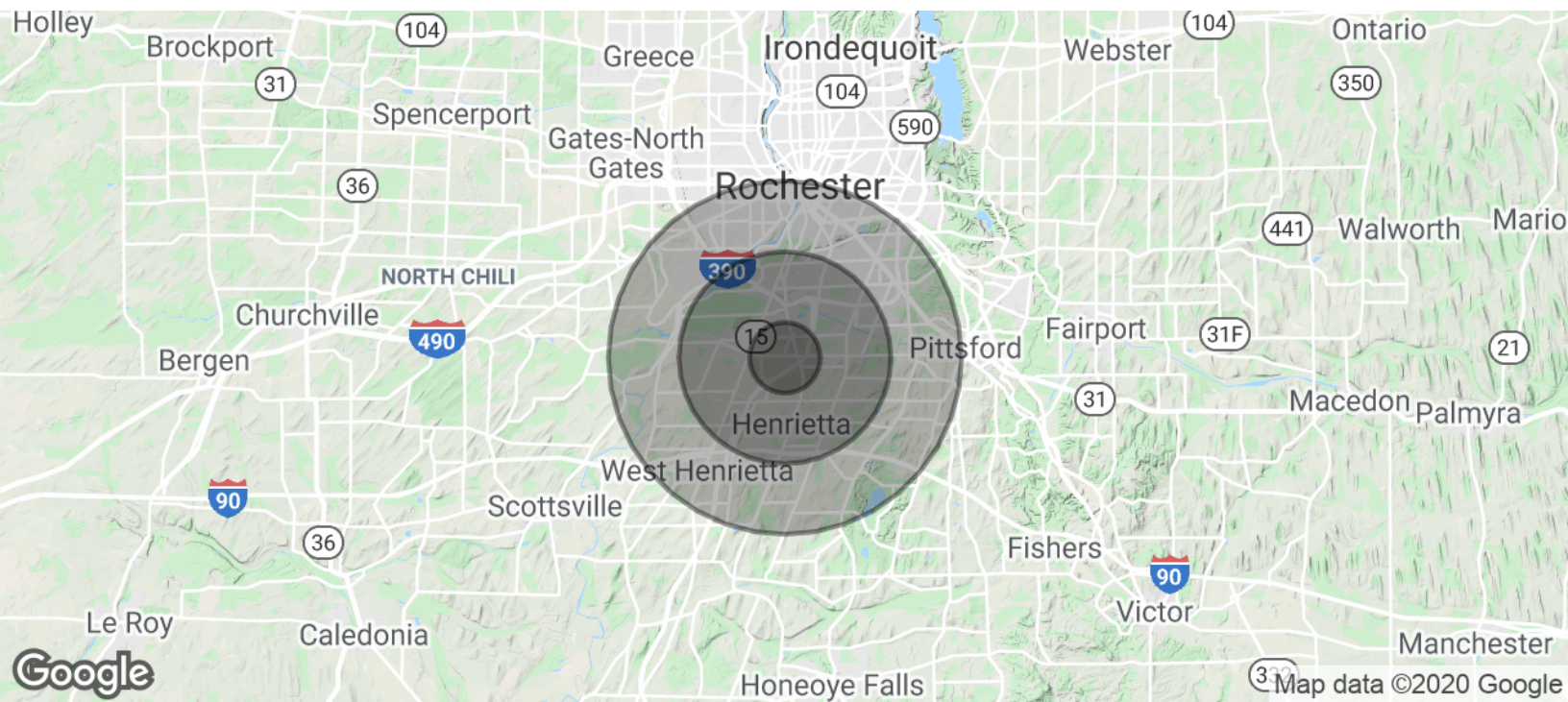
VF Vanguard-Fine, LLC
Commercial Real Estate Professionals

935 JEFFERSON ROAD

Rochester, NY 14623

FOR LEASE | RETAIL SPACE

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,884	42,078	189,665
Median age	30.6	34.9	33.6
Median age (Male)	28.4	33.1	32.5
Median age (Female)	33.9	37.0	34.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,418	15,404	73,027
# of persons per HH	2.7	2.7	2.6
Average HH income	\$54,545	\$59,441	\$58,173
Average house value	\$161,146	\$160,020	\$171,671

* Demographic data derived from 2010 US Census

Kenneth Brownell

Principal Licensed Real Estate
Broker
518.862.0861 x201
kbrownell@vanguardfine.com

VF Vanguard-Fine, LLC
Commercial Real Estate Professionals