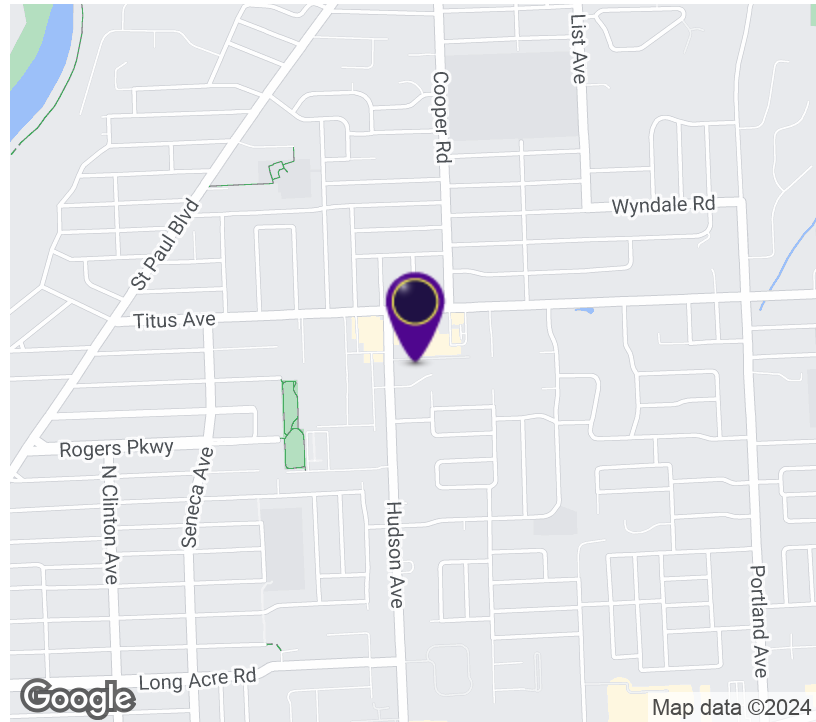
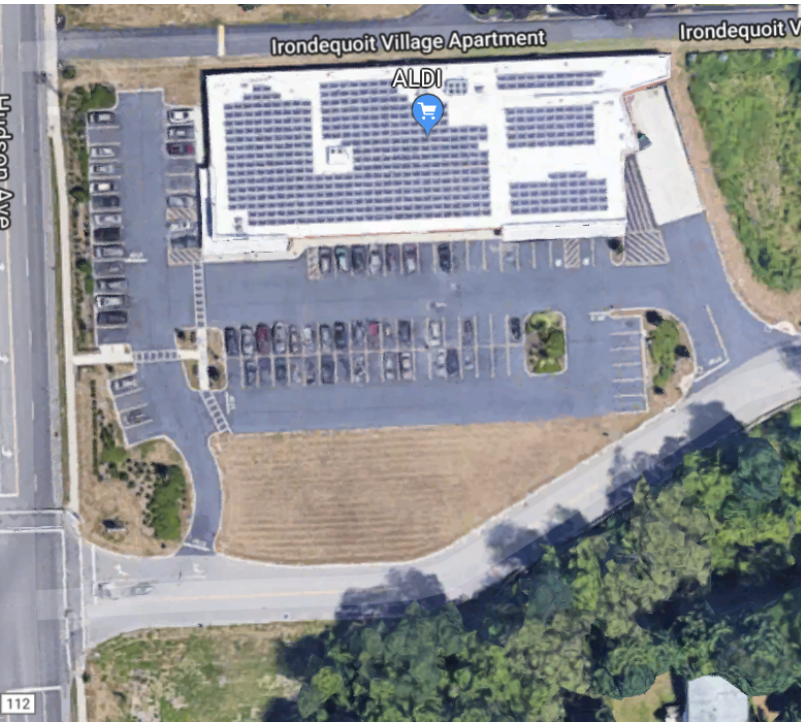


2194 Hudson Avenue

Irondequoit, NY 14617



OFFERING SUMMARY

Sale Price:	Call For Details
Available SF:	3,500 SF
Lease Rate:	\$10.00 SF/yr (NN)
Lot Size:	3.0 Acres
Year Built:	2017
Building Size:	3,500 SF
Zoning:	Commercial
Price / SF:	-

PROPERTY OVERVIEW

Asking \$10.00 / SF plus prorate on taxes. Adjacent to Aldi Foods and across from Wegmans Foods. Other nearby tenants include Rite Aid, Tops Super Market, Big Lots, Dollar General, Rochester Bowling Association, the Medicine Shoppe, Irondequoit Public Library, St. Kateri School & Rogers Middle School. Also has an 0.65 +/- Acre out parcel for sale, ground lease, or build-to-suit.

LOCATION OVERVIEW

Located at Hudson Avenue and Titus Avenue. Between St. Paul Blvd. & New York State Kings Highway. Minutes off Rt. 104 & 590 Expressway.

PROPERTY HIGHLIGHTS

- Adjacent to Aldi Foods
- Across From Wegmans Foods & Rite Aid
- Newly Built Plaza Space
- Traffic Signal Access



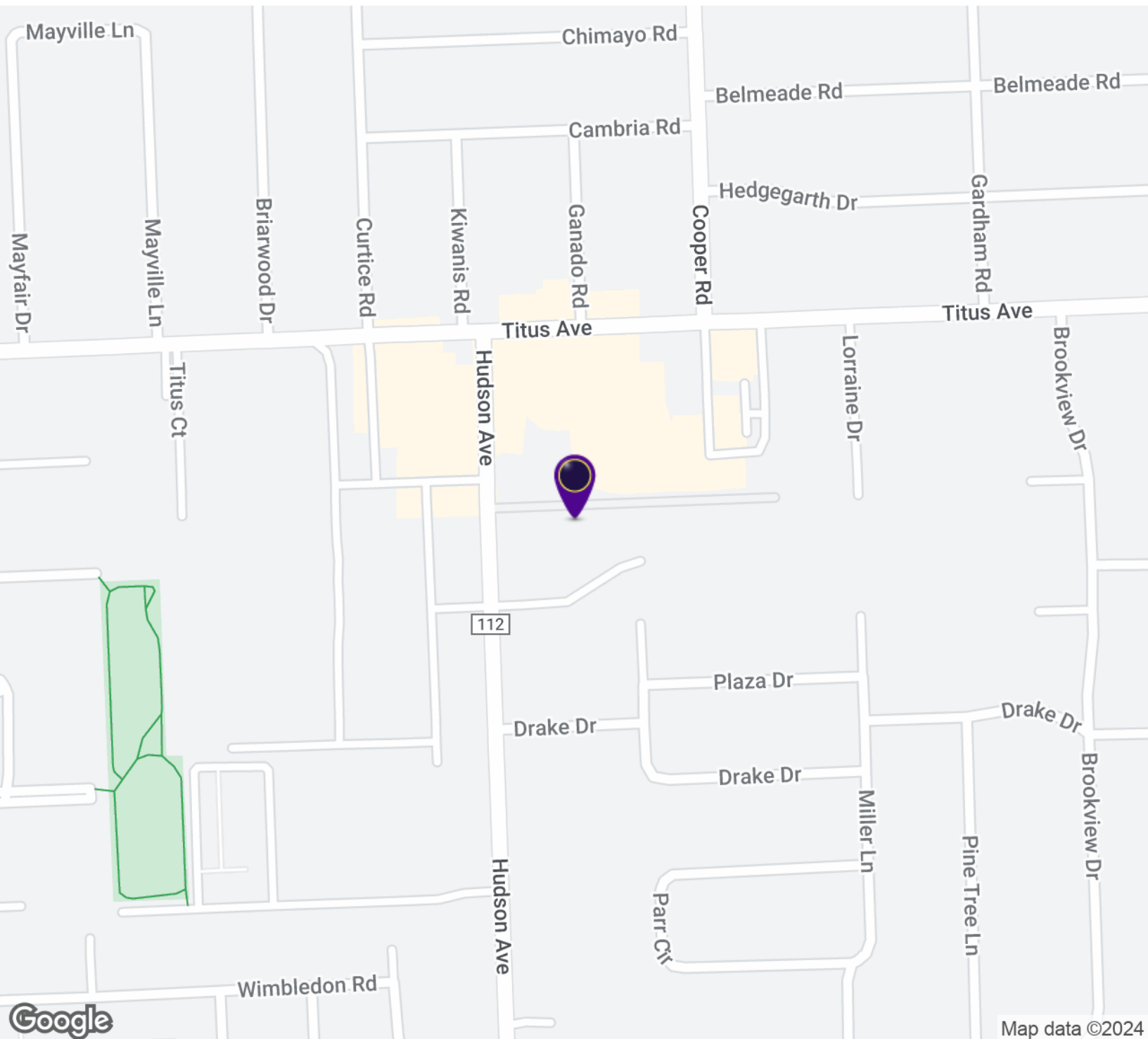
RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

LOCATION MAP

2194 Hudson Avenue

Irondequoit, NY 14617

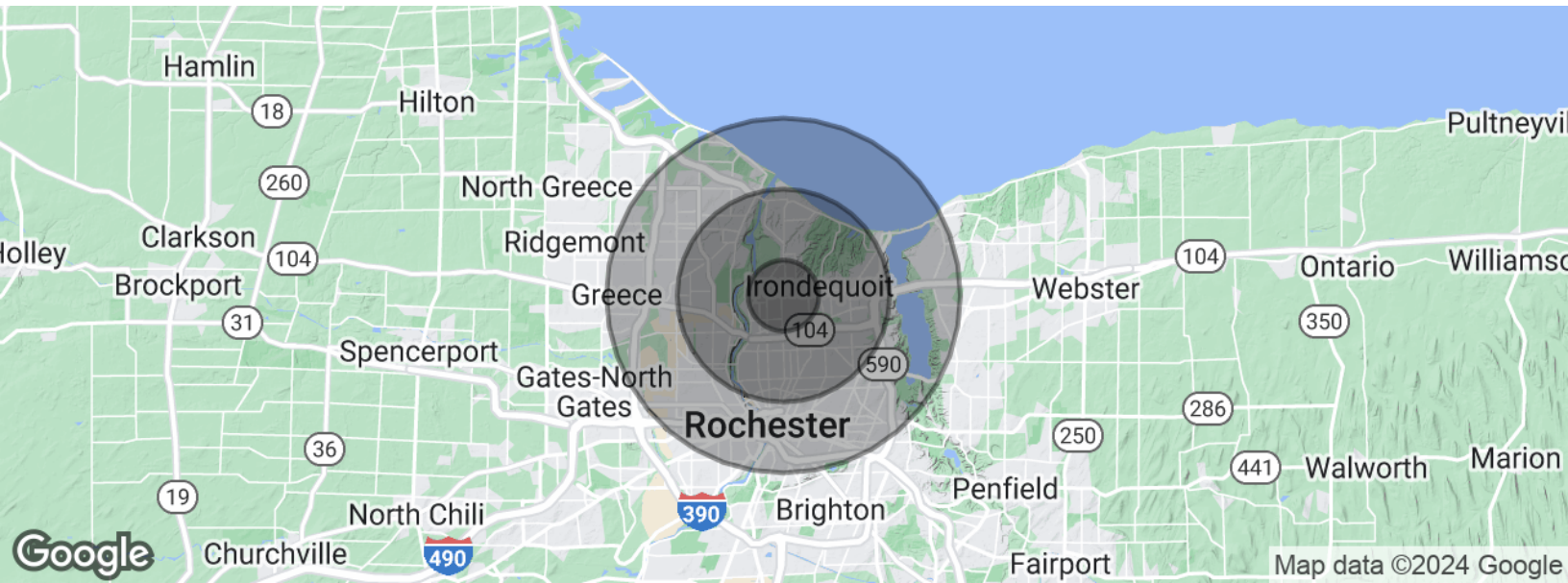


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,297	131,896	324,731
Median age	42.7	35.3	34.8
Median age (Male)	40.2	33.1	33.4
Median age (Female)	44.6	37.3	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,104	51,821	136,092
# of persons per HH	2.4	2.5	2.4
Average HH income	\$65,505	\$46,807	\$46,956
Average house value	\$92,123	\$113,692	\$123,516

* Demographic data derived from 2020 ACS - US Census



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