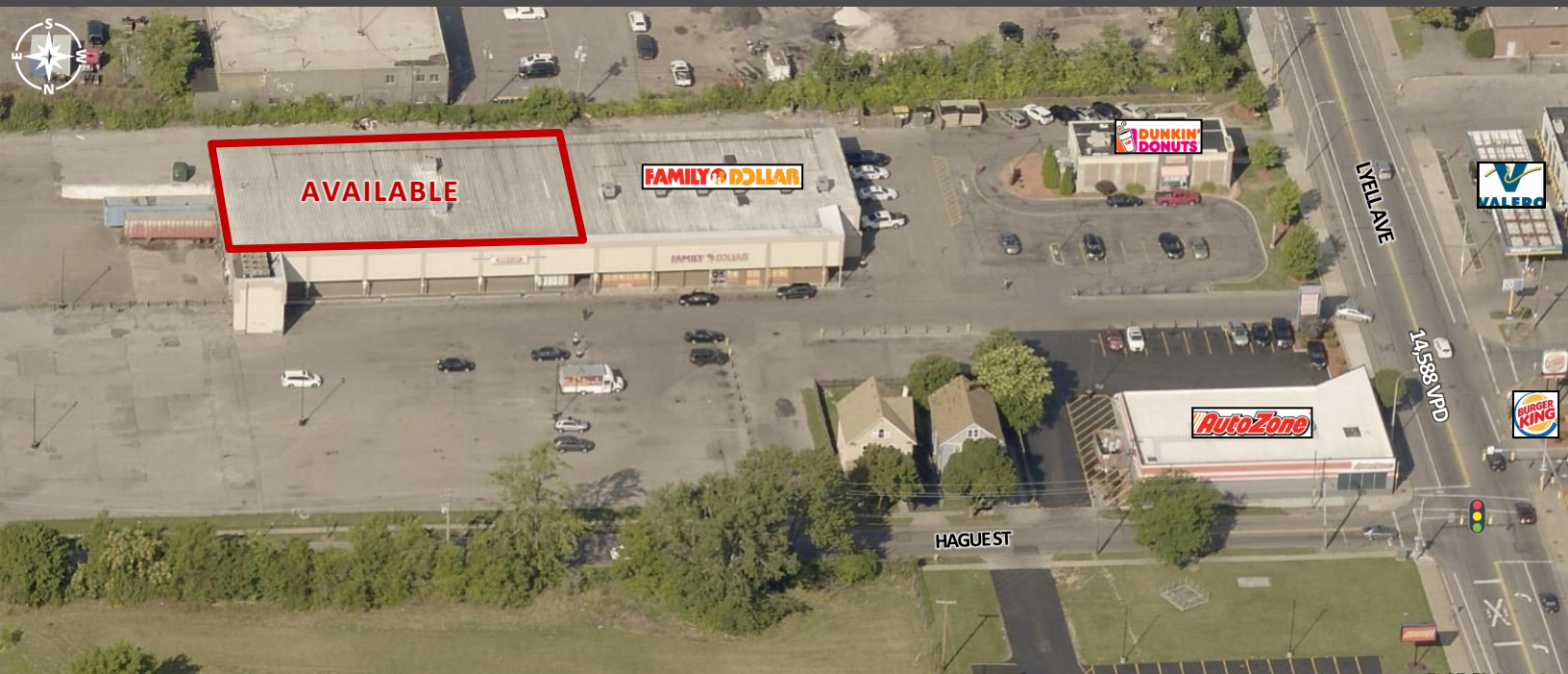


HARDWOOD COMMONS

569-571 Lyell Avenue
Rochester, NY 14606



VENTURE
BROKERAGE GROUP



AVAILABLE OPPORTUNITY

- Up to 16,500 SF available
- For lease (divisible)

PROPERTY HIGHLIGHTS

- Formerly Save-a-Lot
- Highly visible signage
- Strong co-tenants, including Family Dollar, AutoZone & Dunkin Donuts
- Plenty of parking
- Population over 20,000 within 1 mile
- Over 14,500 cars per day on Lyell Avenue



2815 Monroe Avenue
Rochester, NY 14618
www.VentureBrokerageGroup.com

Information is correct to be the best of our knowledge but is not guaranteed for accuracy.

Michael Casserino | Licensed Real Estate Salesperson
585.766.3333 (c) | Michael@VentureBrokerageGroup.com

Janell Vanegas | Licensed Real Estate Broker
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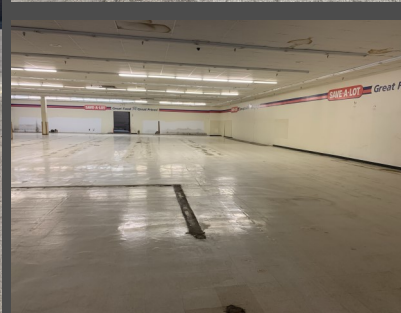
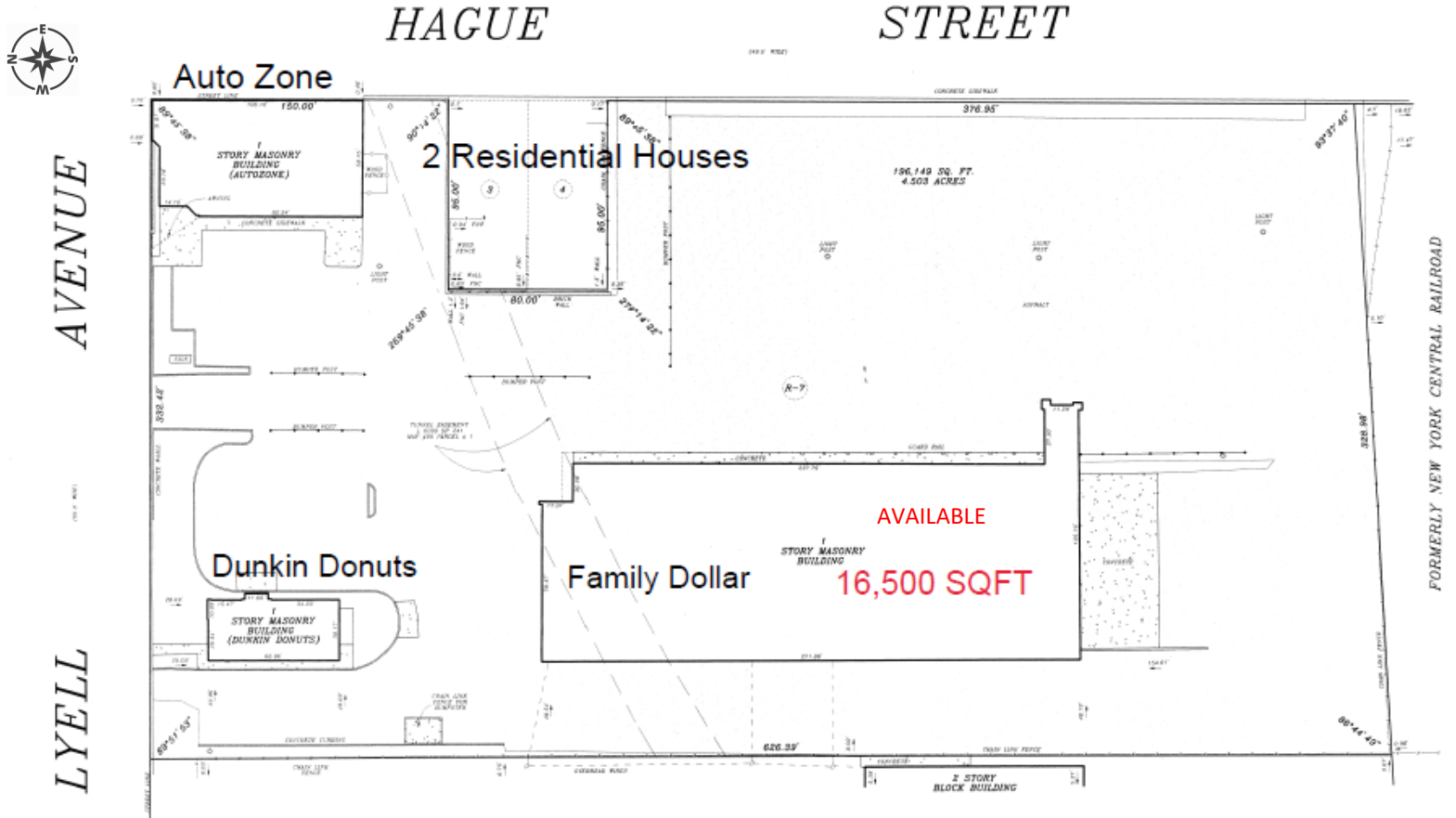
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SITE PLAN



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MARKET AERIAL



DEMOGRAPHIC SNAPSHOT

	1 Miles	3 Miles	5 Miles
Population	20,067	142,280	315,971
Daytime Population	19,144	164,070	352,293
Households	7,491	58,095	132,935
Average Household Income	\$36,252	\$43,235	\$58,589


5,969
Businesses


135,700
Employees


\$83,815
Median Home Value


32.6
Median Age

3-Mile Demographics

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