

MULTIPLE CONFIGURATIONS IN SHOPPING CENTER

Westmar Plaza

2159 Buffalo Road
Rochester (Gates), NY 14624



AVAILABLE OPPORTUNITY

FOR LEASE: Neighborhood Shopping Center with multiple spaces/configurations available

- » Spaces available from 3,811 SF to 5,512 SF
- » Two pad sites available for sale, for lease or build to suit

PROPERTY HIGHLIGHTS

- » Conveniently located less than 0.3 miles from Interstate 490
- » Multiple entrance points & ample parking
- » Just 4 miles from Frederick Douglass Greater Rochester International Airport
- » Over 52,000 people within 3 miles



FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS
Licensed Real Estate Broker
585.615.1102 (c)
Janell@VentureBrokerageGroup.com

MULTIPLE CONFIGURATIONS IN SHOPPING CENTER

Westmar Plaza

2159 Buffalo Road
Rochester (Gates), NY 14624



PROPERTY PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS
Licensed Real Estate Broker
585.615.1102 (c)
Janell@VentureBrokerageGroup.com

© 2024 Venture Brokerage Group | 2815 Monroe Avenue | Rochester, NY 14618

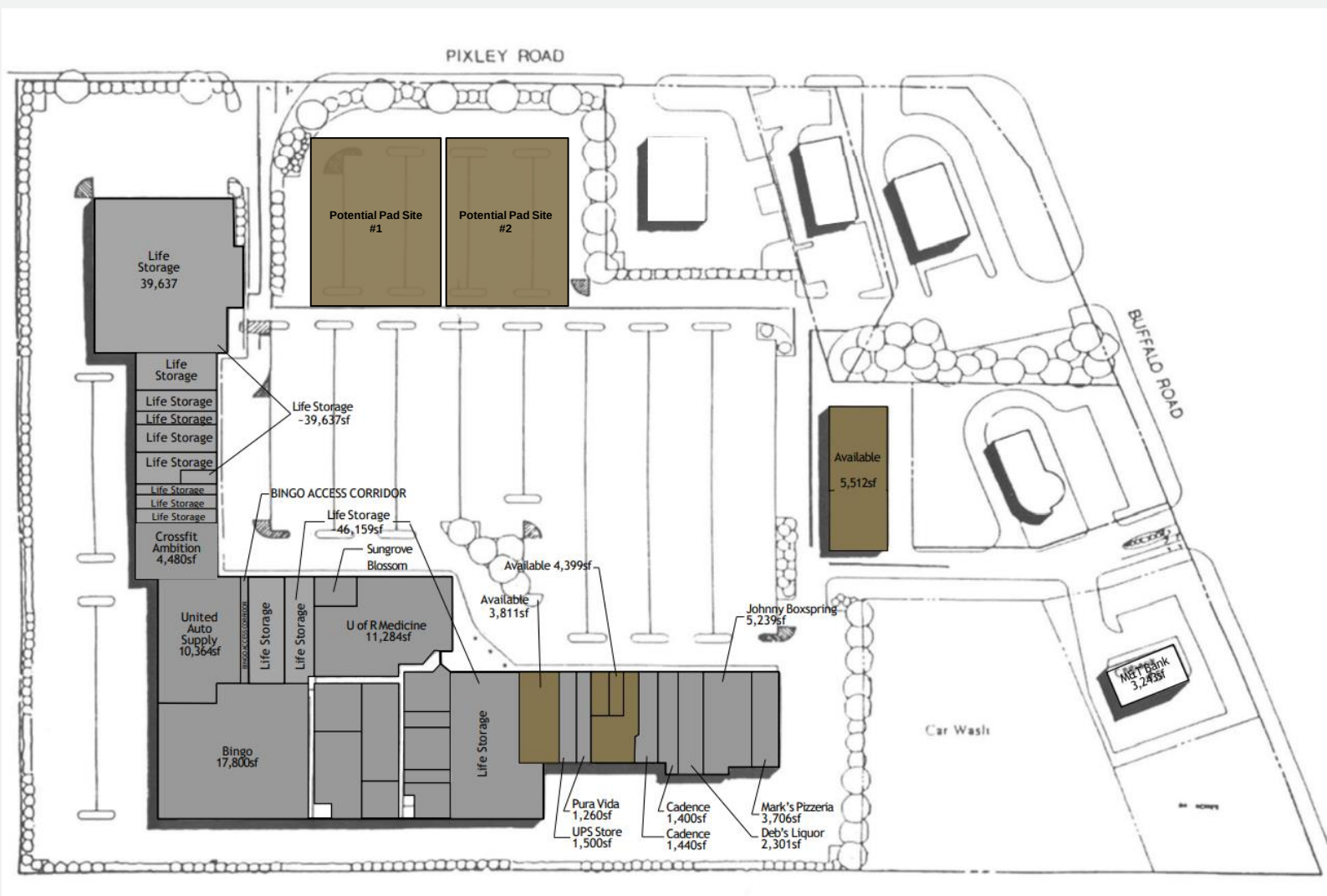
VENTUREBROKERAGEGROUP.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. You should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant or other professional advisor.

Westmar Plaza

2159 Buffalo Road
Rochester (Gates), NY 14623

SITE PLAN



FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS
Licensed Real Estate Broker
585.615.1102 (c)
Janell@VentureBrokerageGroup.com

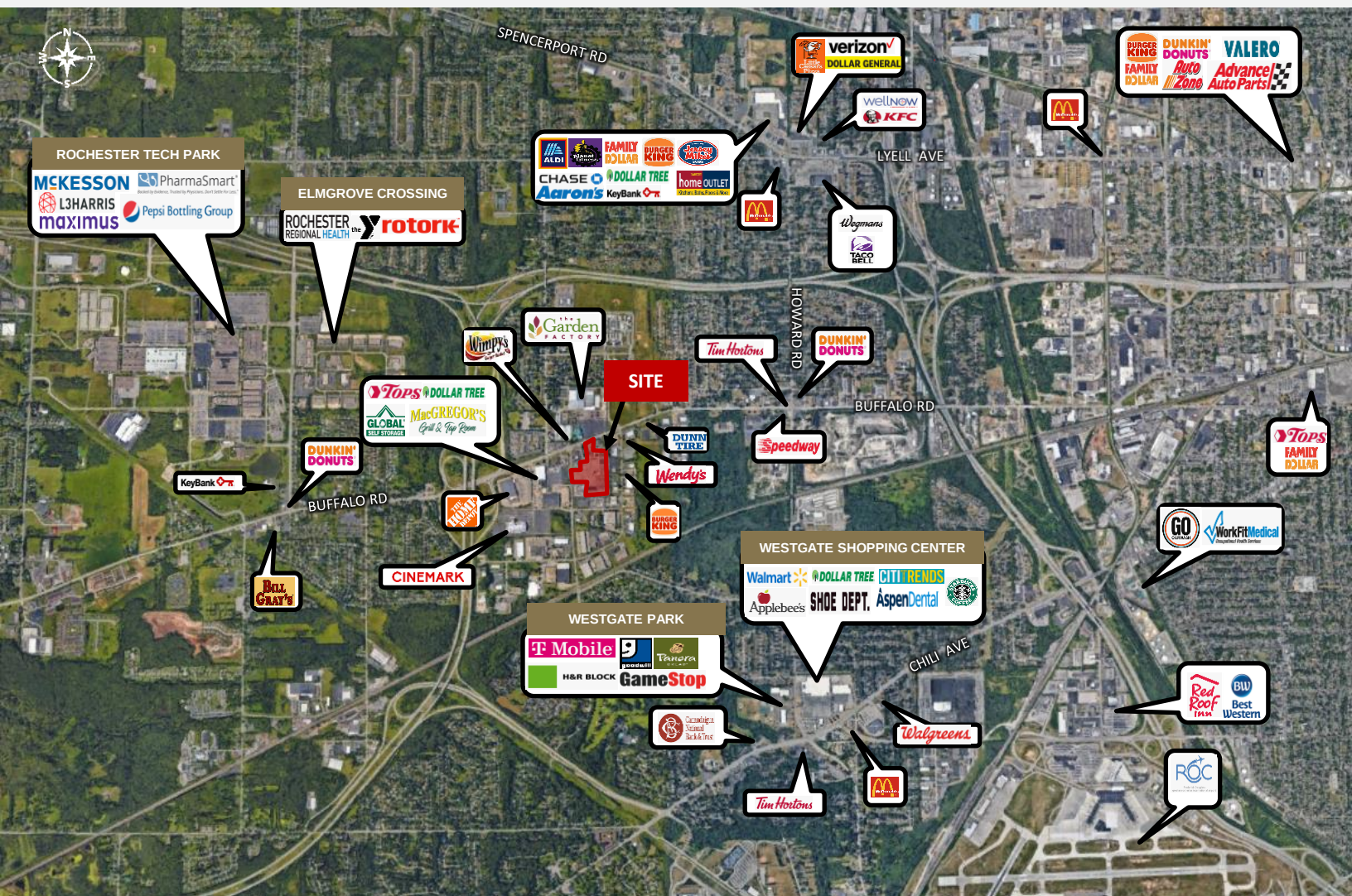
MULTIPLE CONFIGURATIONS IN SHOPPING CENTER

Westmar Plaza

2159 Buffalo Road
Rochester (Gates), NY 14623



MARKET AERIAL



FOR MORE INFORMATION, PLEASE CONTACT:

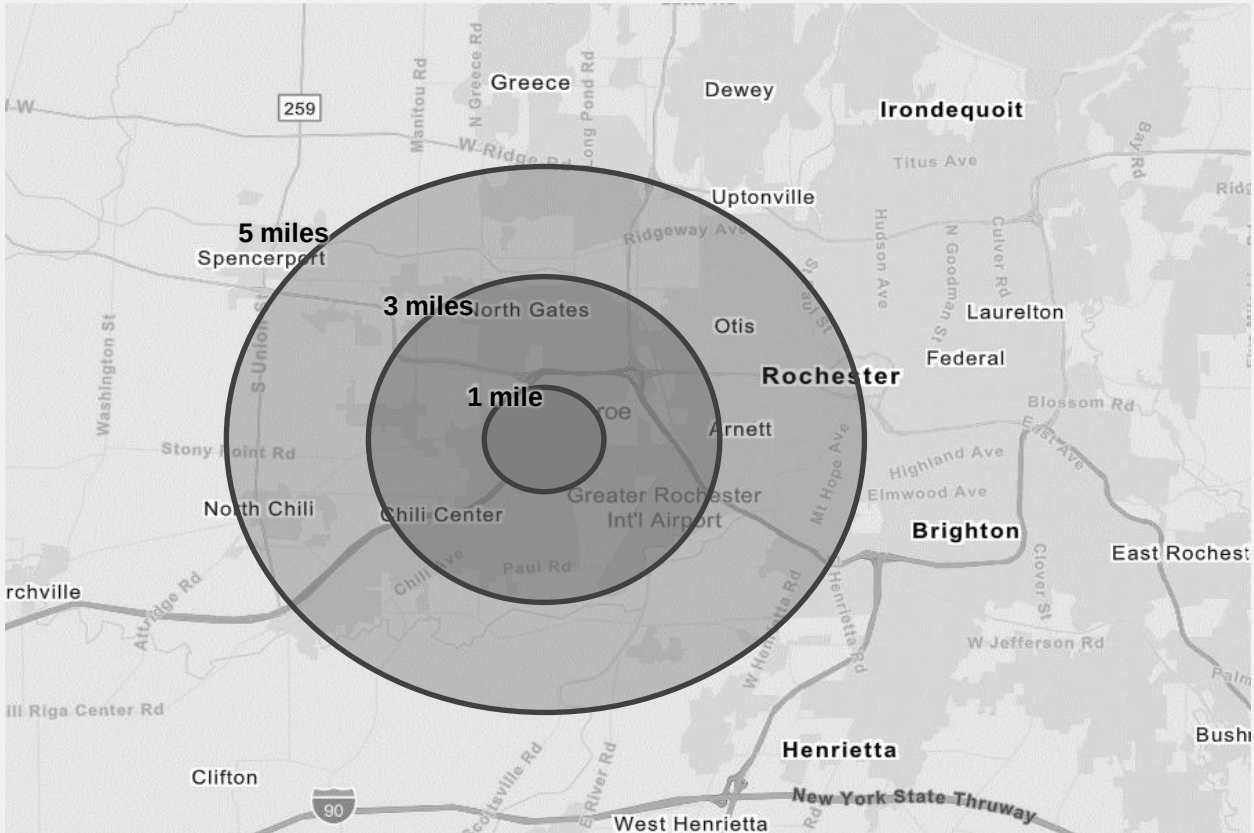


JANELL VANEGAS
Licensed Real Estate Broker
585.615.1102 (c)
Janell@VentureBrokerageGroup.com

Westmar Plaza

2159 Buffalo Road
Rochester (Gates), NY 14624

DEMOGRAPHICS



DEMOGRAPHICS SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	4,314	52,647	179,174
Daytime Population	6,538	59,160	229,589
Households	1,866	22,583	70,927
Average Household Income	\$87,984	\$84,819	\$74,081



2,253
Businesses



35,860
Employees



\$155,941
Median Home Value



42.7
Median Age

FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS
Licensed Real Estate Broker
585.615.1102(c)
Janell@VentureBrokerageGroup.com