

SPACE AVAILABLE FOR LEASE

# Baytowne Square

## 1855 Empire Boulevard

Rochester (Webster), NY 14580



### AVAILABLE OPPORTUNITY

FOR LEASE: 2 spaces available in popular neighborhood retail plaza Baytowne Square

- » **Space # 1**- 9,452 SF in-line space, formerly Pier-1-Imports
- » **Space # 2**- 3,555 SF in-line space, formerly Zoom Tan

### PROPERTY HIGHLIGHTS

- » Prime location on Empire Boulevard across from Baytowne Plaza which includes major retailers Walmart, Burlington, Starbucks & more
- » Excellent visibility, building signage & ample parking
- » Co-tenants include Sleep City, Dunn Tire, T-Mobile & more
- » High Traffic Counts: 25,708 VPD



### FOR MORE INFORMATION, PLEASE CONTACT:



**JANELL VANEGAS**  
Licensed Real Estate Broker  
585.615.1102 (c)  
[Janell@VentureBrokerageGroup.com](mailto:Janell@VentureBrokerageGroup.com)



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## SITE PHOTOS



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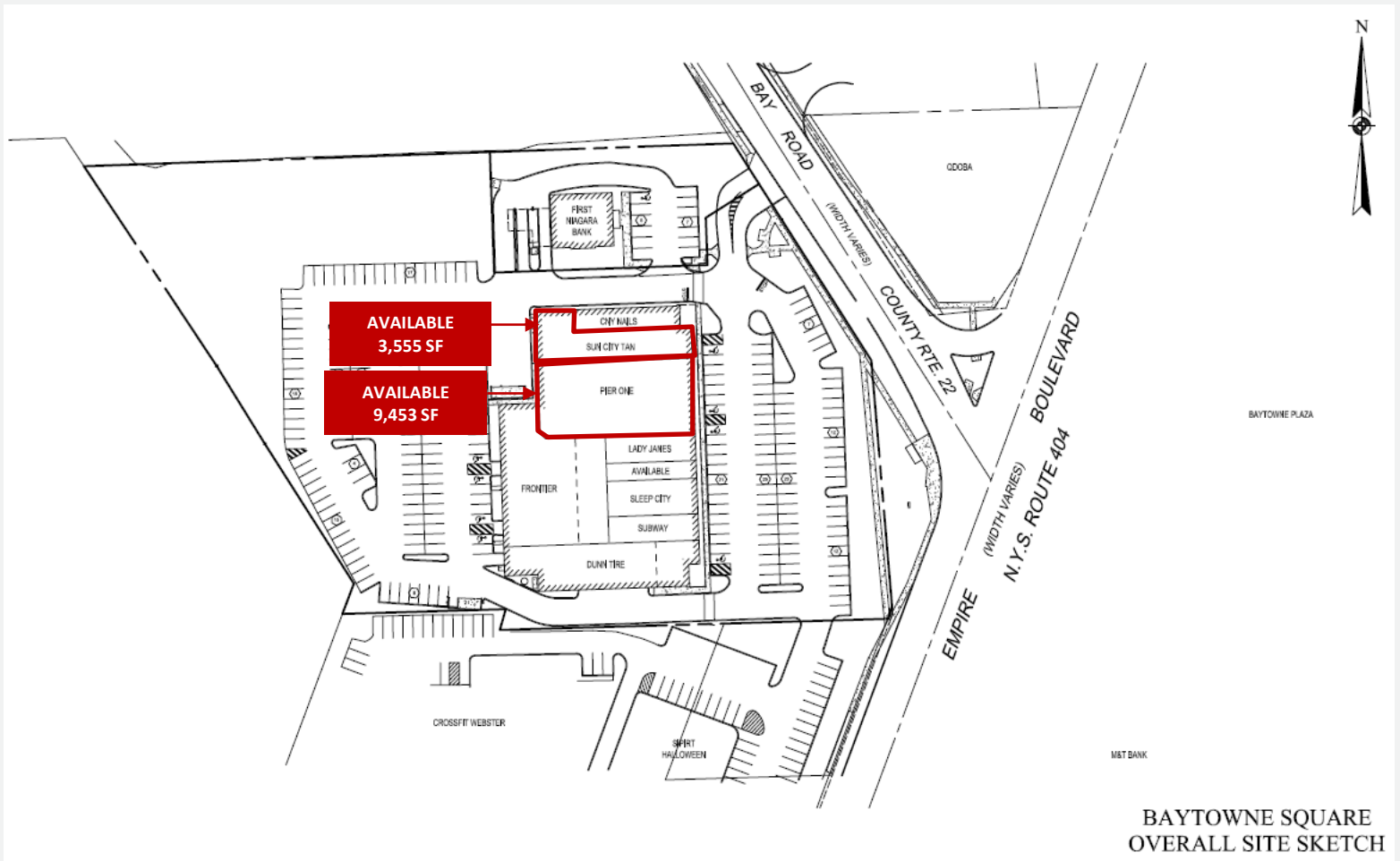
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## SITE PLAN



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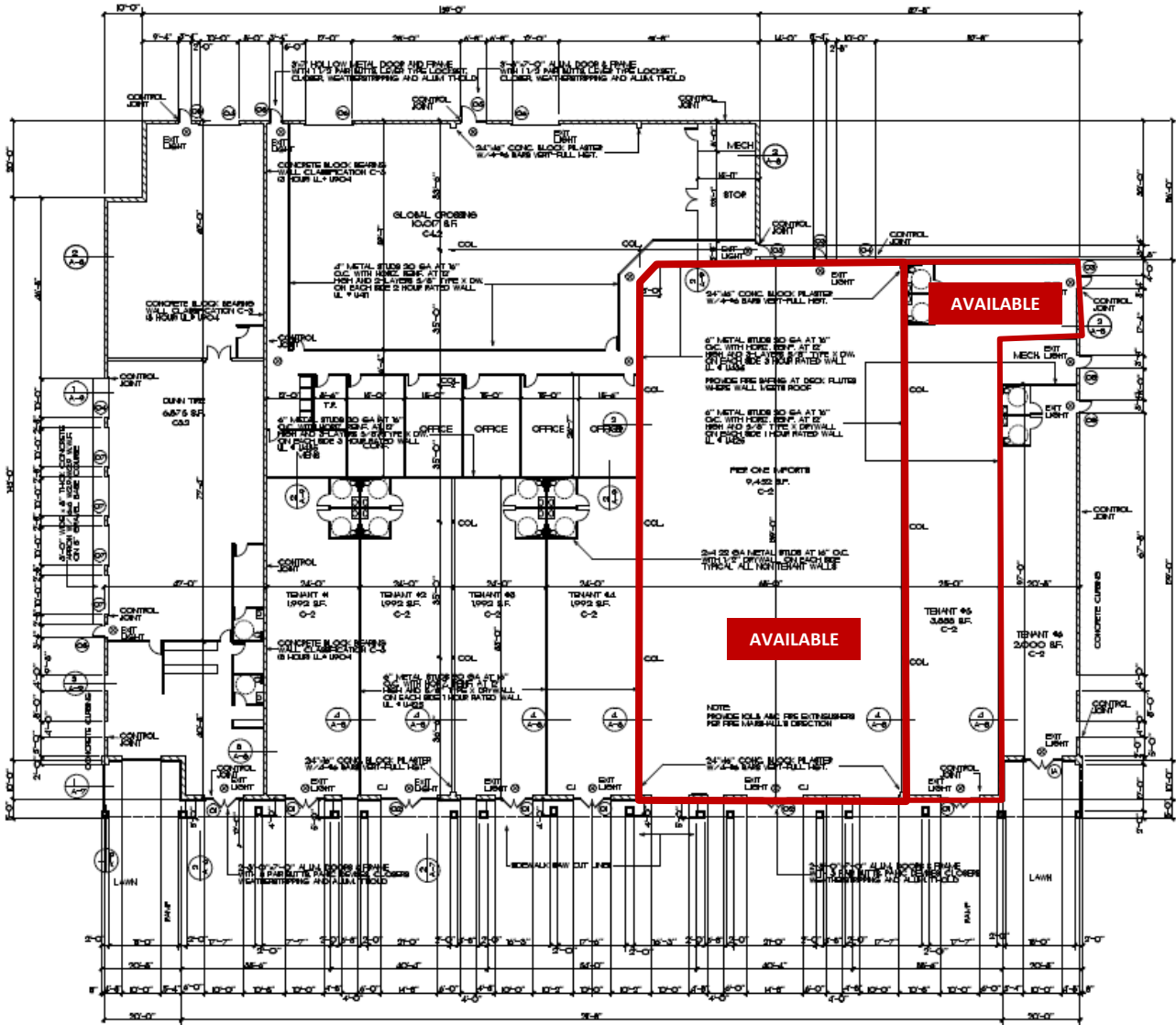
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## FLOOR PLAN



**FLOOR PLAN**  
SCALE 1/8"=1'-0"



THESE PLANS ARE FOR BUILDING SHELL PERMIT ONLY. INDIVIDUAL TENANT PLANS SHALL BE SUBMITTED SEPARATELY.

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## MARKET AERIAL



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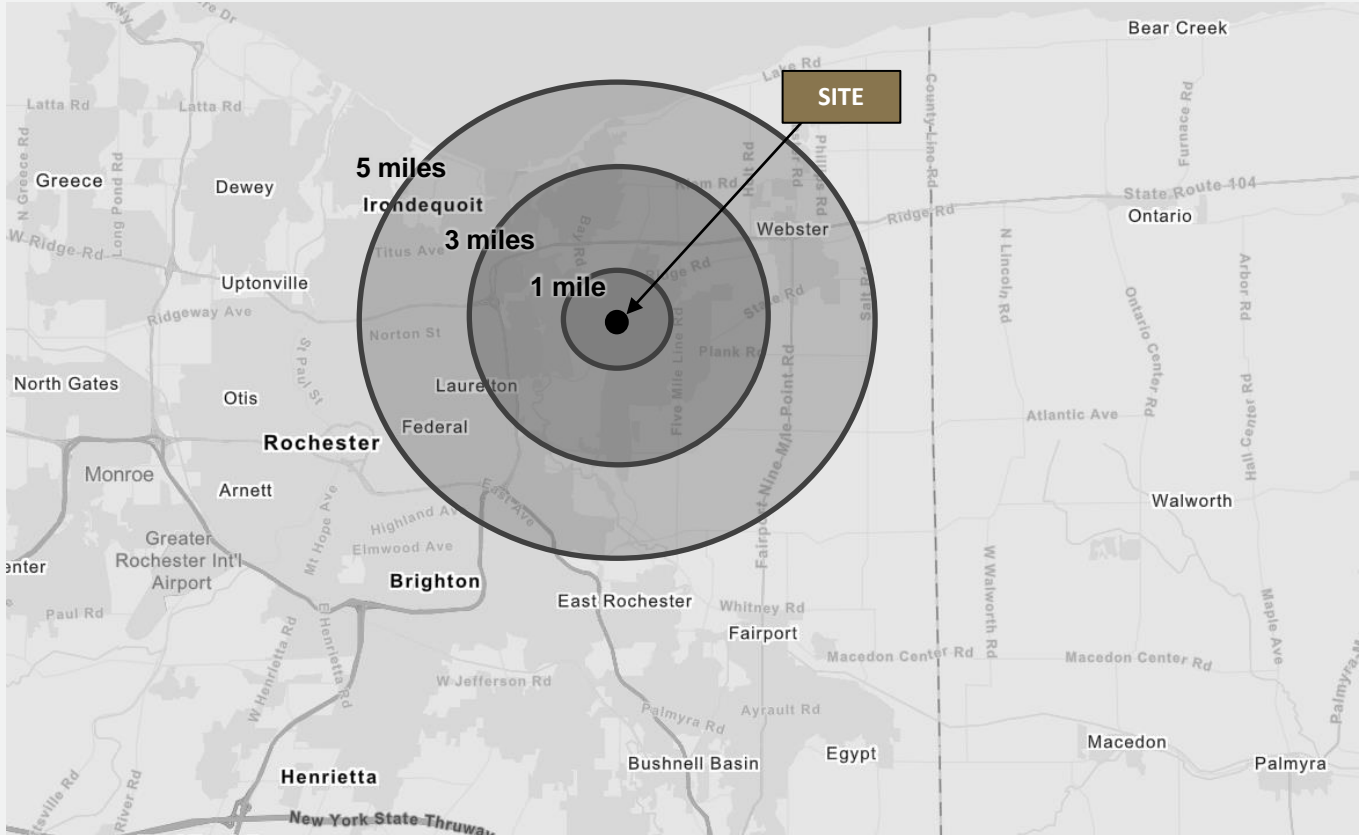
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### DEMOGRAPHICS



DEMOGRAPHICSNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	6,175	53,199	178,696
Daytime Population	8,315	43,019	174,319
Households	2,728	23,558	79,007
Average Household Income	\$120,142	\$109,021	\$94,712



**1,321**  
Businesses



**16,569**  
Employees



**\$203,684**  
Median Home Value



**45.8**  
Median Age

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