

FORMER BANK BRANCH

2128 Hudson Ave
Rochester, NY 14617



RETAIL PROPERTY FOR LEASE



Brian Donovan
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NY #10491202934



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PROPERTY DESCRIPTION

Former Bank Branch with Drive-thru is available. The building sits on a corner lot at a signalized intersection, giving this site unparalleled visibility. With curb cuts on two streets, there is plenty of easy access. This is a great location for a bank or lending institution to move into, or for a QSR concept to redevelop. The site can be redeveloped for credited tenants with a ground lease or reverse build to suit as well.

LOCATION DESCRIPTION

This available building is located near the intersection of Hudson and Titus, in the town of Irondequoit in northeast Rochester. The intersection has a strong community makeup in its retailer mix, with multiple grocers, several national and regional banks, a pharmacy, and a DMV branch. Surrounded by dense residential, there is strong and consistent traffic to this intersection. Further reinforcing the community feel, Seneca Park Zoo, West Irondequoit High School, and Irondequoit Town Hall are all within a 5 minute drive to this site.

Irondequoit Plaza is the primary traffic generator for this intersection, with retailers combining to bring in nearly 2.5mm visitors a year. The plaza ranks 25 in New York State for Neighborhood Shopping Centers, and is in 95th percentile in the nation for visitor traffic as well. Wegmans is a strong anchor, pulling in over 1.5mm visitors itself.

PROPERTY HIGHLIGHTS

- Drive-thru
- Corner lot at signalized intersection
- Multiple curb cuts
- Can be redeveloped for credited tenants

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	4,531 SF
Lot Size:	0.71 Acres
Building Size:	4,531 SF



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Wegmans-anchored shopping center across the street has 2.5mm visitors a year



Available property is a corner lot at a signalized intersection



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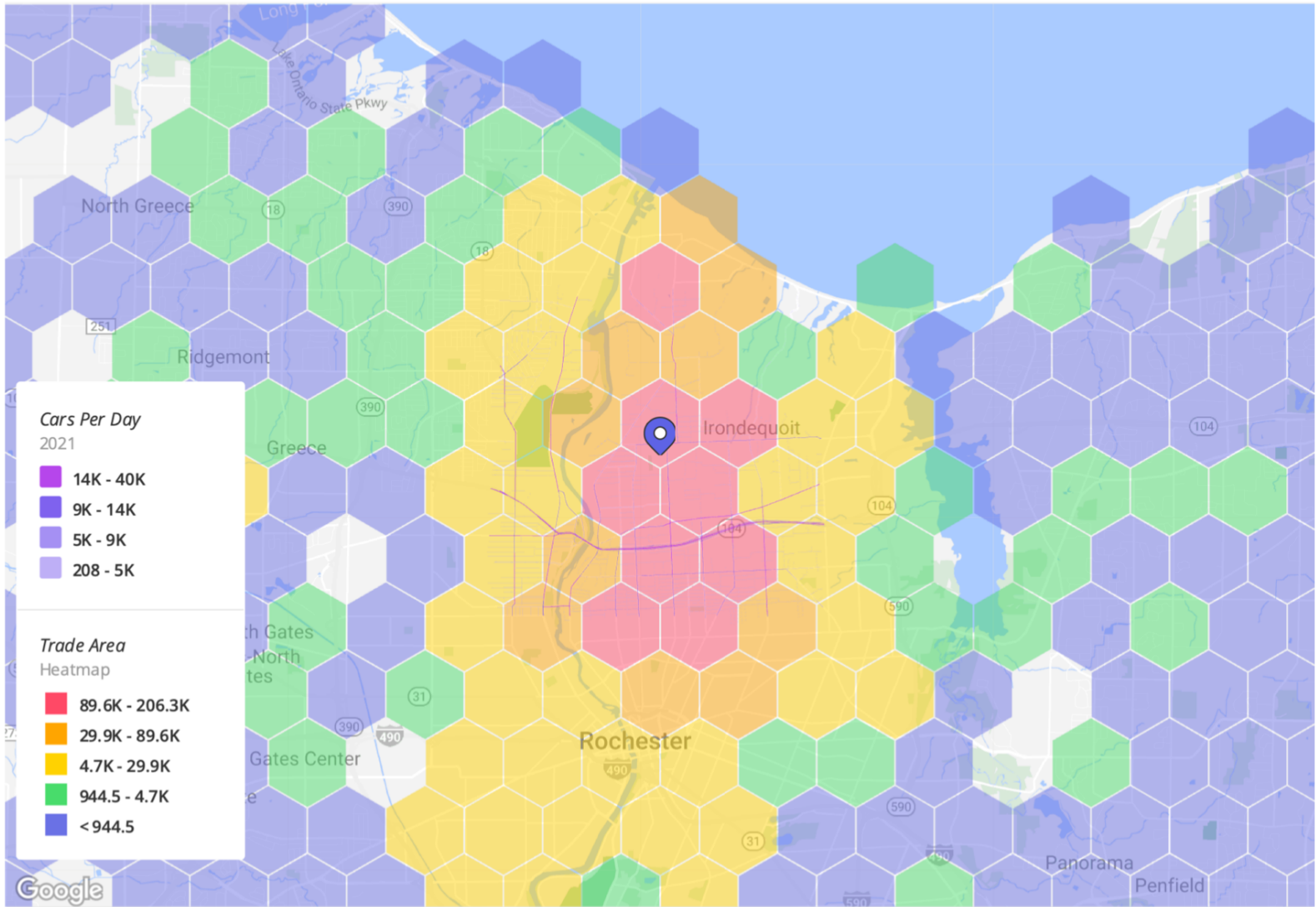


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Market Landscape



The locations shown are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Irondequoit Plaza | Oct 1st, 2021 - Sep 30th, 2022
Data provided by Placer Labs Inc. (www.placer.ai)



Trade area from Placer.ai



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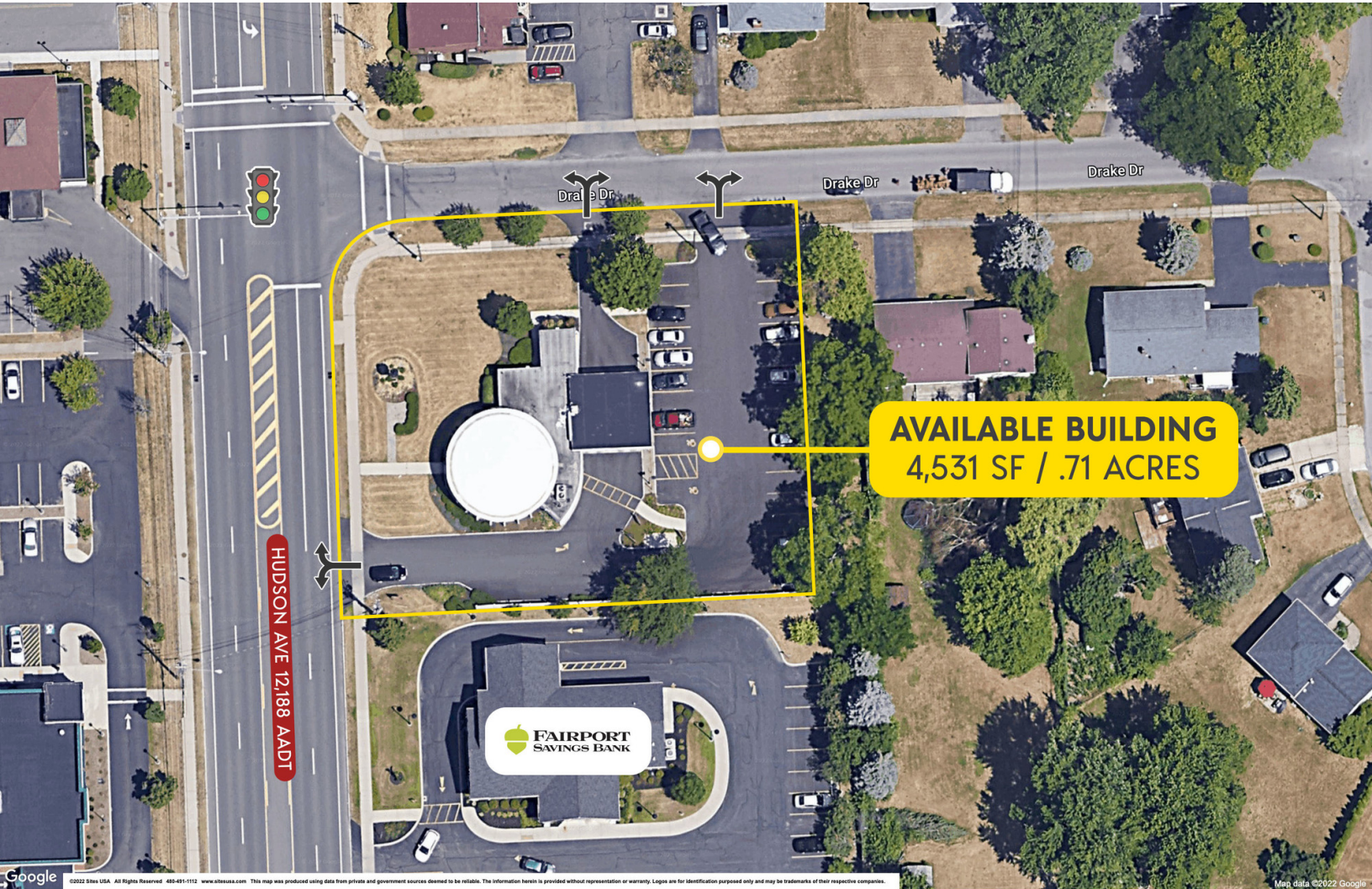


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FDIC DEPOSITS

Institution Name Office Address	Cert	City, State City (USPS)	Charter Zip	Service Type Codes	Deposits (\$000) for June 30, 2022
NEW YORK					
Monroe County					
Citizens Bank, National Association	57957	Providence, RI	N		
2255 Hudson Avenue		Rochester	14617	11	\$113,914
Totals for Certificate Number 57957		1 Office(s)			\$113,914
Evans Bank, National Association	6947	Angola, NY	N		
2118 Hudson Avenue		Rochester	14617	11	\$26,006
Totals for Certificate Number 6947		1 Office(s)			\$26,006
Jpmorgan Chase Bank, National Association	628	Columbus, OH	N		
674 Titus Avenue		Rochester	14617	11	\$88,926
Totals for Certificate Number 628		1 Office(s)			\$88,926
Keybank National Association	17534	Cleveland, OH	N		
525 Titus Ave		Rochester	14617	11	\$54,199
Totals for Certificate Number 17534		1 Office(s)			\$54,199
Manufacturers and Traders Trust Company	588	Buffalo, NY	SM		
2133 Hudson Avenue		Rochester	14617	11	\$105,829
Totals for Certificate Number 588		1 Office(s)			\$105,829
The Canandaigua National Bank and Trust Company	6985	Canandaigua, NY	N		
2128 Hudson Avenue		Rochester	14617	11	\$95,111
Totals for Certificate Number 6985		1 Office(s)			\$95,111



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DEMOGRAPHICS	1 MI	2 MI	3 MI	10 MIN
Population				
2022 Estimated Population	15,312	54,634	136,130	149,124
2027 Projected Population	15,140	54,111	134,852	147,786
2020 Census Population	15,438	55,132	137,520	150,940
2010 Census Population	14,583	56,032	140,360	152,333
2022 Median Age	42.4	38.3	36.1	35.8
Households				
2022 Estimated Households	6,839	22,722	56,521	63,538
2027 Projected Households	6,755	22,473	55,906	62,870
2020 Census Households	6,879	22,927	57,125	64,370
2010 Census Households	6,331	22,830	56,803	62,789
Race and Ethnicity				
2022 Estimated White	68.4%	49.5%	46.0%	45.8%
2022 Estimated Black or African American	13.5%	26.6%	29.7%	30.5%
2022 Estimated Asian or Pacific Islander	2.4%	2.2%	2.9%	2.7%
2022 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%	0.4%
2022 Estimated Other Races	15.5%	21.2%	21.1%	20.6%
2022 Estimated Hispanic	16.3%	23.5%	22.9%	22.4%
Income				
2022 Estimated Average Household Income	\$76,638	\$67,687	\$61,410	\$61,818
2022 Estimated Median Household Income	\$62,067	\$51,692	\$47,727	\$49,168
2022 Estimated Per Capita Income	\$34,368	\$28,274	\$25,601	\$26,477
Education (Age 25+)				
2022 Estimated High School Graduate	21.4%	27.9%	29.8%	27.9%
2022 Estimated Some College	18.1%	19.0%	19.2%	19.0%
2022 Estimated Associates Degree Only	11.8%	11.8%	12.3%	11.2%
2022 Estimated Bachelors Degree Only	21.8%	15.8%	14.0%	15.6%
2022 Estimated Graduate Degree	15.2%	10.5%	8.5%	10.5%
2022 Estimated College Educated	66.9%	57.1%	54.0%	56.3%
Business				
2022 Estimated Total Businesses	408	1,288	2,600	4,015
2022 Estimated Total Employees	9,318	25,470	38,915	60,277
2022 Estimated Employee Population per Business	22.9	19.8	15.0	15.0
2022 Estimated Residential Population per Business	37.6	42.4	52.4	37.1



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