

OFFICE SPACE FOR LEASE

1597 West Ridge Road | Rochester, NY 14615

Up to 998 SF Professional Space



VENTURE
BROKERAGE GROUP



EXCLUSIVE LISTING

AVAILABLE OPPORTUNITY

Office suites: **279 SF** and **998 SF** For Lease

PROPERTY HIGHLIGHTS

- Professional space less than 1/4 mile from I-390
- Just 1 mile to Mall at Greece Ridge
- Surrounded by amenities—restaurants, banks, fitness facilities, shopping and more
- Traffic Counts over 48,800 VPD
- Multiple points of ingress/egress, with access to traffic signal
- Additional suites available at 1577 W Ridge Rd



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

Michael Casserino, Licensed Real Estate Salesperson

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

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Market Aerial



Demographic Snapshot

	1 Mile	3 Miles	5 Miles
Population	9,332	102,850	266,253
Daytime Population	8,279	101,978	295,993
Households	4,234	42,820	108,151
Median Household Income	\$47,212	\$44,886	\$42,083
Average Household Income	\$61,358	\$60,119	\$59,445
Median Home Value	\$108,970	\$110,511	\$118,056
Traffic Count: 48,819 VPD			

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