

**FOR LEASE
OR SALE**

Retail Building Ready For Occupancy

67 Chautauqua Ave., Lakewood, NY 14750



PROPERTY HIGHLIGHTS

- Excellent strategic location
- \$3,800/mo NNN
- Former 7/11
- 0.22 acres
- Ready for occupancy
- Built in 1998
- Can be a redevelopment opportunity
- 2,828 SF

DEMOGRAPHIC SNAPSHOT

	1 Miles	3 Miles	5 Miles
Population	1,911	15,220	42,502
Households	941	6,764	18,101
Median HH Income	\$48,527	\$53,946	\$40,139
Average HH Income	\$75,879	\$73,196	\$58,234
Daytime Population	3,041	16,841	44,828



955 East Henrietta Rd, Rochester NY 14623

The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Todd Wenzel

Senior Director
Licensed RE Associate Broker
351 S. Warren St, Suite 217
Syracuse, NY 13202
Mobile: 315.310.1068
Email: TWenzel@cbcwny.com