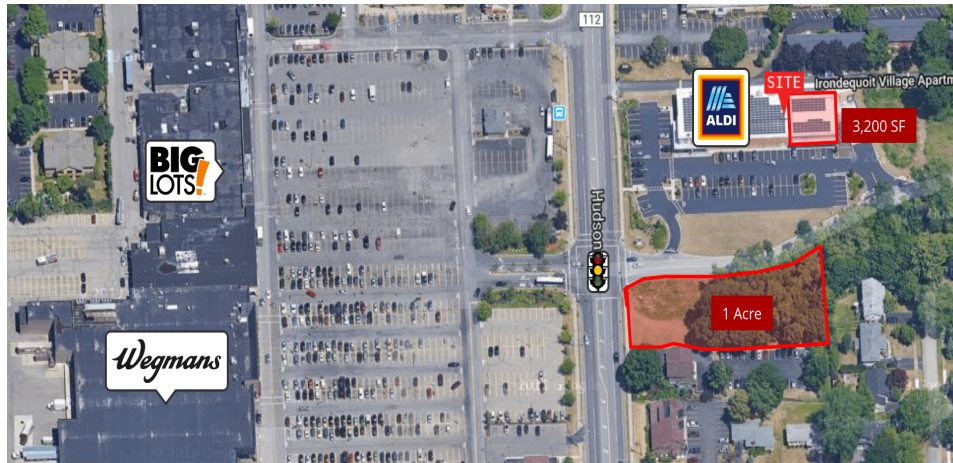


ALDI - IRONDEQUOIT 2194 HUDSON AVE.

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OFFERING SUMMARY

Sale Price: 1 Acre Lease Price: 3,200 SF \$695,000

\$16 nnn

Lot Size: Vanilla Box:

1.0 Acre

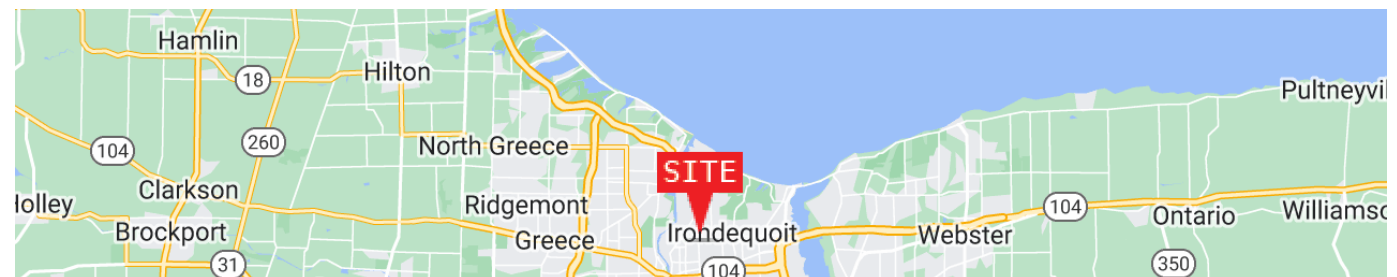
3,200 SF

PROPERTY OVERVIEW

3,200 sf Retail Space available for \$16/sf nnn. Owner will provide the space Vanilla Boxed with bathrooms. 1 Acre out parcel right on Hudson Ave. with traffic light access and high traffic counts.

PROPERTY HIGHLIGHTS

- Shares traffic light with Wegmans Plaza
- High Traffic Counts
- Retail Center of Irondequoit



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davehornstein@gmail.com

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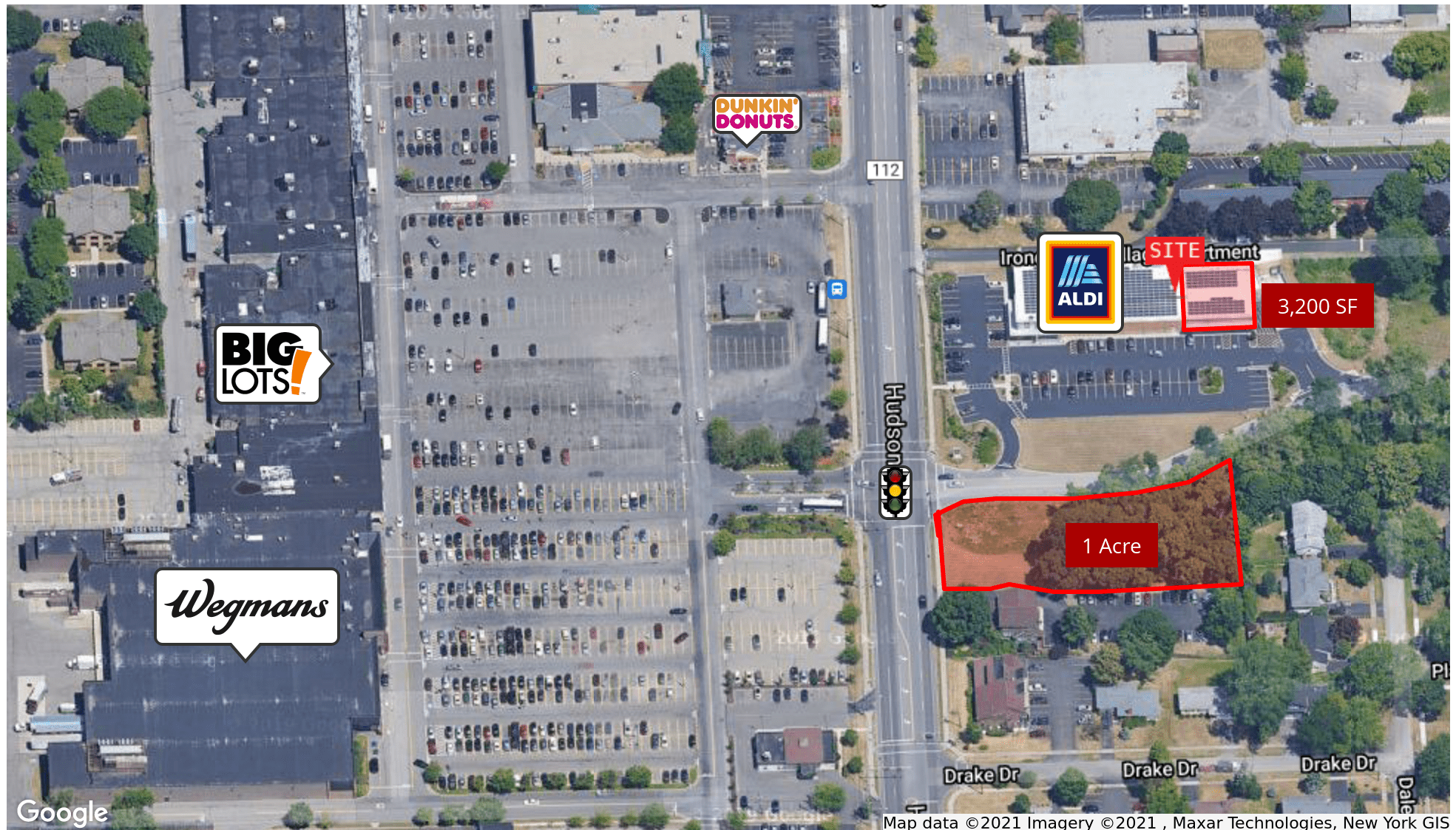
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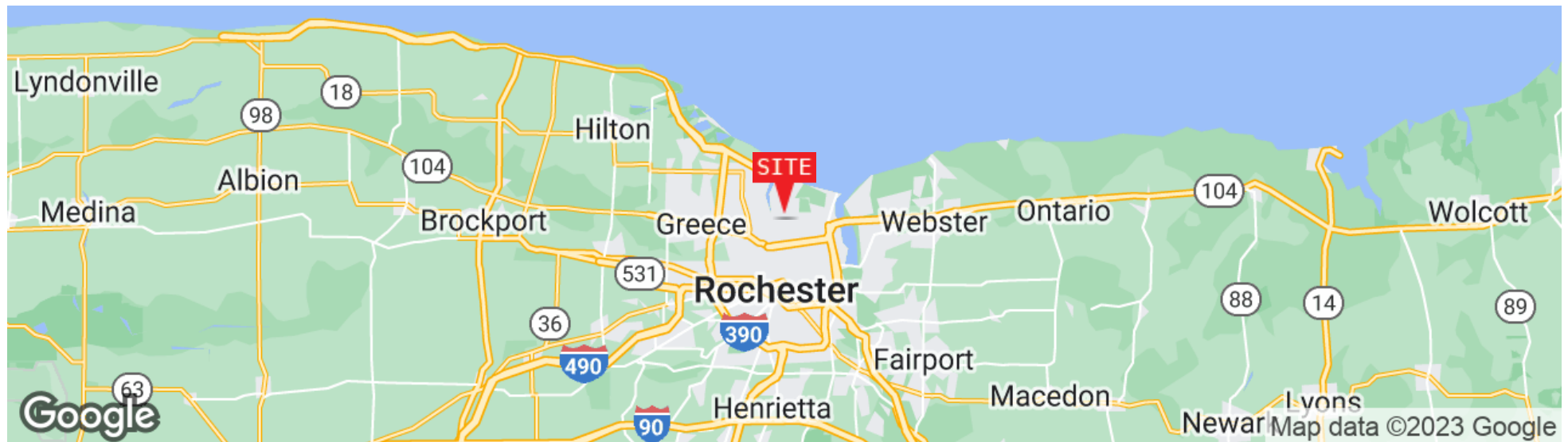
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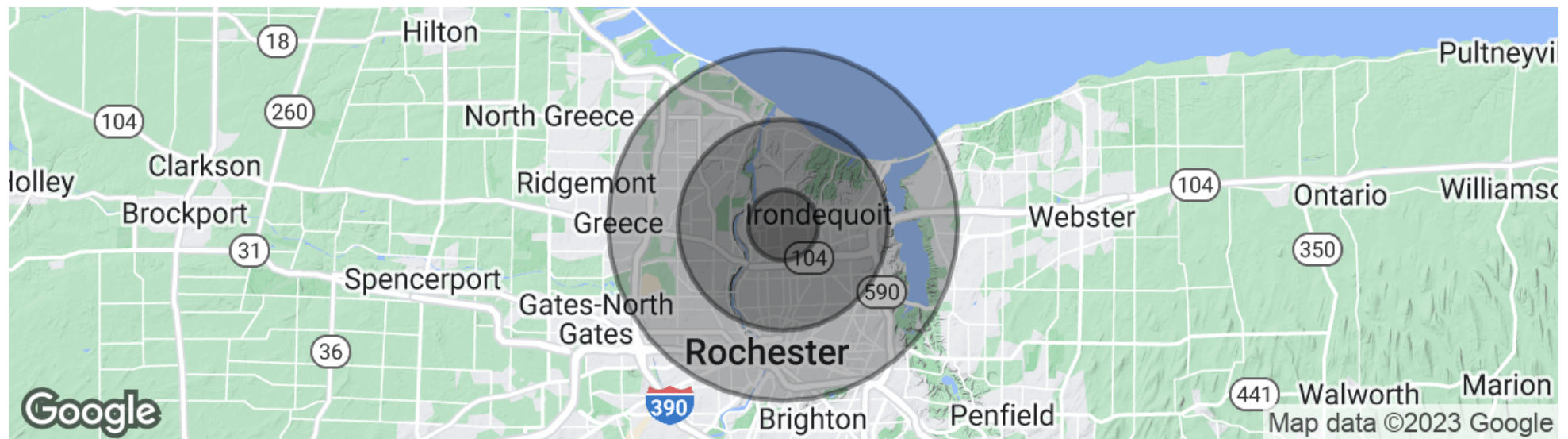
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,297	131,896	324,731
Median age	42.7	35.3	34.8
Median age (Male)	40.2	33.1	33.4
Median age (Female)	44.6	37.3	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,104	51,821	136,092
# of persons per HH	2.4	2.5	2.4
Average HH income	\$65,505	\$46,807	\$46,956
Average house value	\$92,123	\$113,692	\$123,516

** Demographic data derived from 2020 ACS - US Census*

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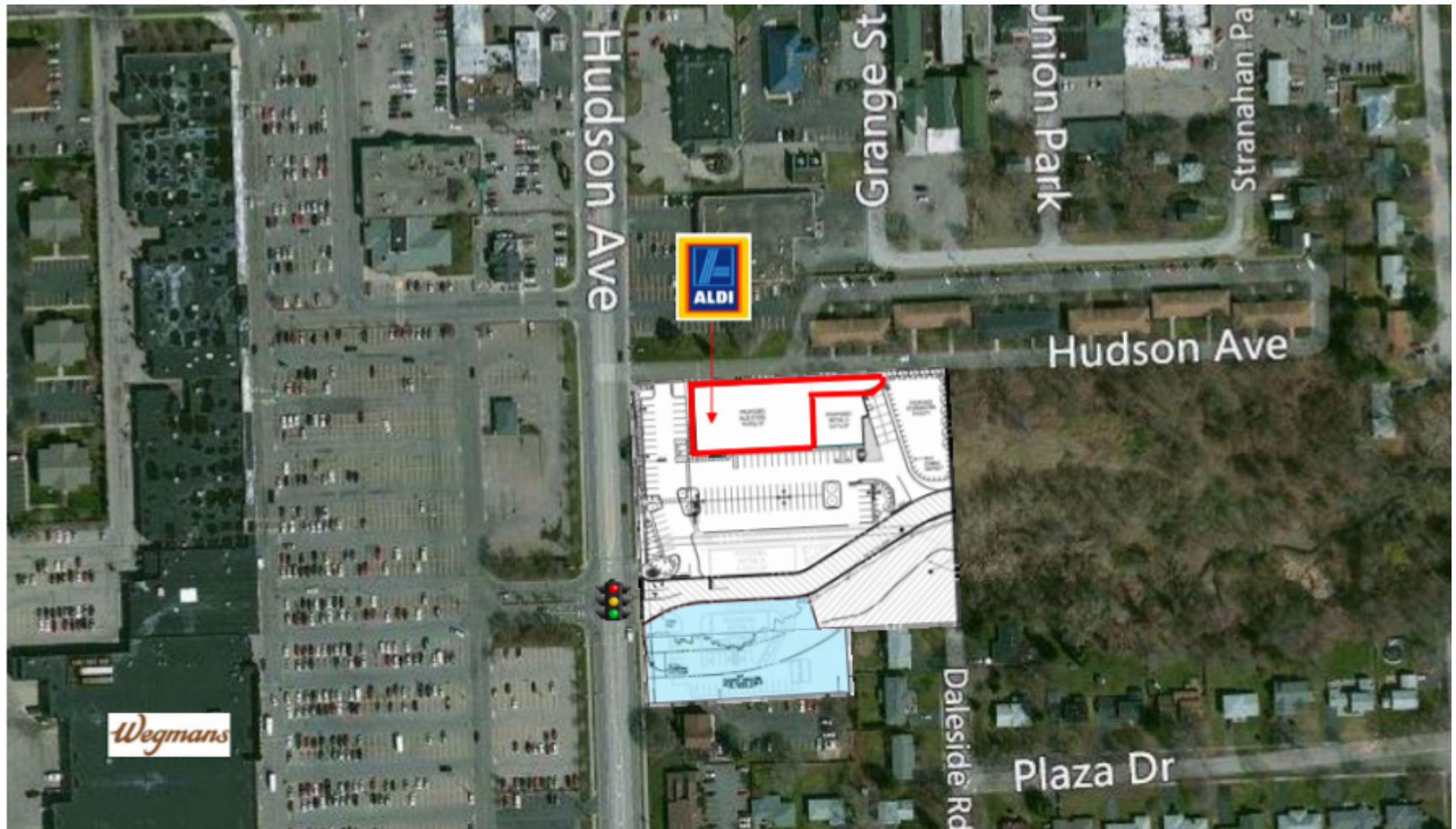
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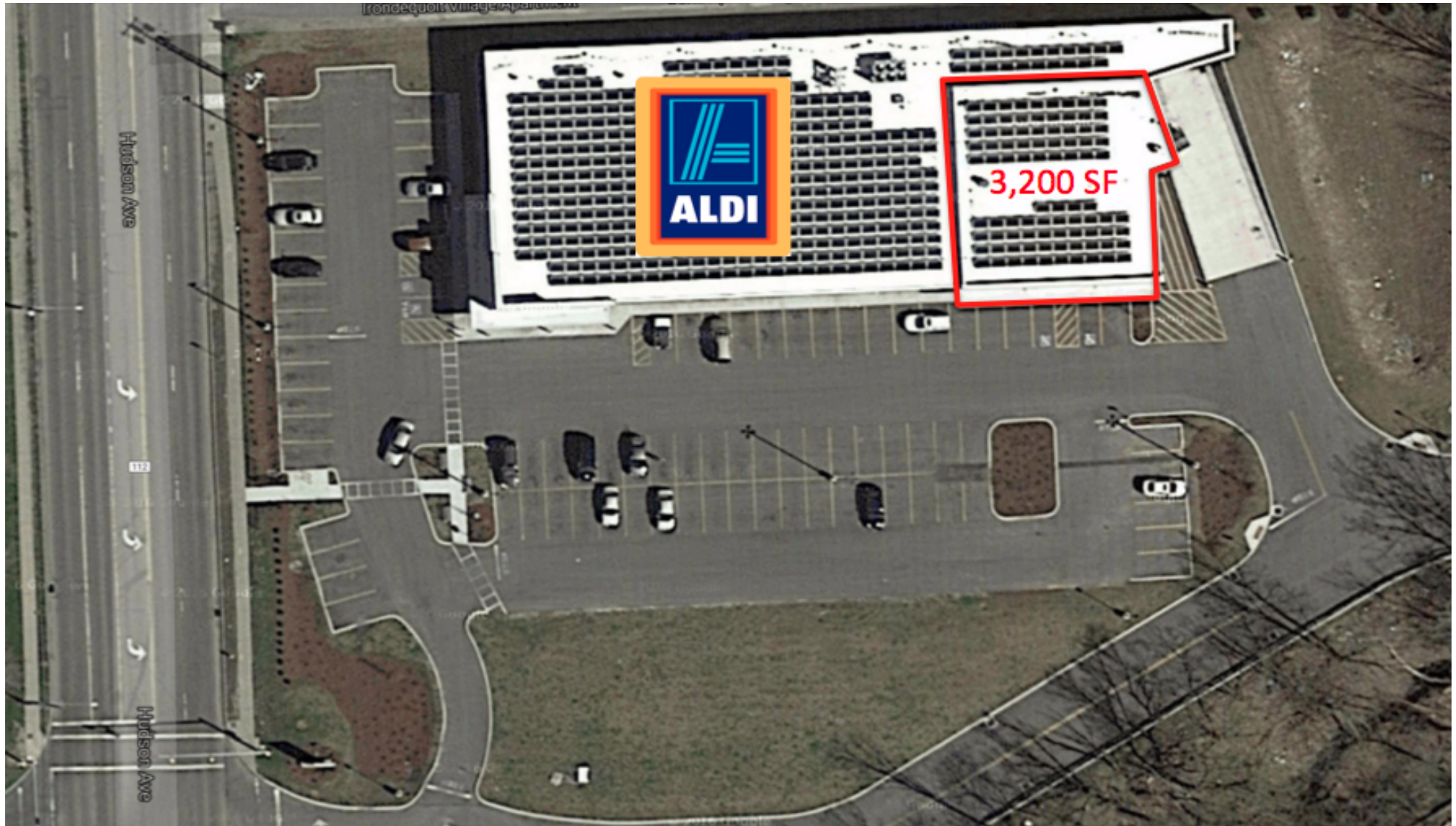
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