

Imagine The Possibilities



6495 Transit Road Bowmansville (Buffalo), New York 14026 ♦ Phone (716) 684-9000 ♦ Fax (716) 684-9098

AVAILABLE FOR SUBLEASE



FORMER RITE AID 550 Stone Road Greece (Rochester), New York

SITE INFORMATION

- Freestanding 13,813 square foot building with drive thru. Corner location at a traffic signal with access to Stone Road and Dewey Avenue
- Area retailers and restaurants include Home Depot, Wegmans, Big Lots, Dollar General, Tops Markets, Firestone Tire & Auto, Tim Hortons and locally owned restaurants and pizzerias
- Lease rate: \$6.00 per square foot net
- Net charges—Real Estate Taxes—\$6.03+/- psf
Insurance \$.08 per square foot
Common Area Maintenance—Paid by tenant
- Sublease thru December 3, 2023

DEMOGRAPHICS*

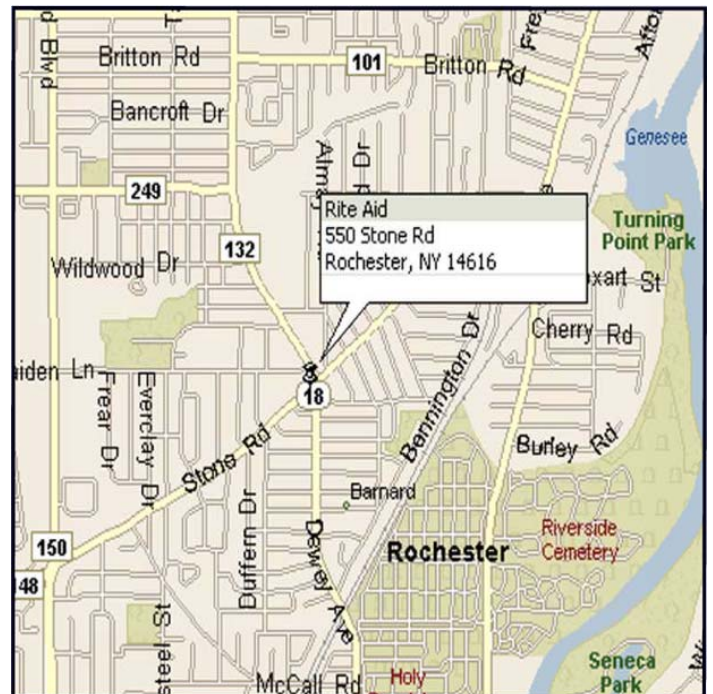
	<u>1 Mile</u>	<u>2 Mile</u>	<u>3 Mile</u>
Population	16,033	47,979	106,928
Average Household	\$50,015	\$53,031	\$52,974

*Scan US 2003 Estimates

TRAFFIC COUNTS*

Dewey Avenue north of Stone Rd 17,395 AADT
Dewey Avenue south of Stone Rd. 18,507 AADT

*traffic counts 2005-Monroe County Traffic Volumes and Classification Map



**For more information,
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