

# 804 North Goodman Street, Rochester NY 14609

FOR LEASE - FREESTANDING, SINGLE-TENANT BUILDING



COMMERCIAL BROKERAGE • DEVELOPMENT • ASSET MANAGEMENT

**SITE**



**169,983**  
POPULATION (3mi / 2023)



**\$72,249**  
AVG. HH INCOME (3mi / 2023)



**78,574**  
ESTIMATED HH (3mi / 2023)



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## Property Overview

The subject of the location is 10,296 square foot free standing building on the out parcel of Goodman Plaza in Rochester, New York. It is located at the nearest intersection between Goodman and Bay Street with combined daily traffic counts in excess of 22,300 vehicles. This densely populated area has strong sales between the co-existing tenants. Cross easement with federal credit union ESL that has 23 locations throughout Monroe County, branch opened in spring of 2023.

## Property Highlights

- Combined traffic count of 22,300 VPD at the intersection of Goodman Street and Bay Street
- Approximately 5 minutes from CBD
- Co-Anchors with Save-a-Lot and Family Dollar within the center
- Strong sales among existing tenants

**Available SF**

**10,296 SF**

**Total Building SF**

**10,296 SF**







**TENANT INDEX**

1 KIM'S DINER	900 SF	8 LATINA RESTAURANT	938 SF	15 ONE CITY SHOES	2,925 SF
2 CHESTER CHECK CASHING	2,250 SF	9 NEW LAO MARKET	2,380 SF	16 HOLLYWOOD HAIR & BEAUTY	8,080 SF
3 TWIN FISH MARKET	2,450 SF	10 NAILS FOR YOU	2,250 SF	17 HOLLYWOOD HAIR & BEAUTY	3,200 SF
4 CHINESE RESTAURANT	1,600 SF	11 FALACO LAUNDROMAT	2,350 SF	18 SAVE LOT FOOD STORES	16,996 SF
5 RAY RAY'S LIQUOR	1,400 SF	12 BROADWAY OUTLET	2,400 SF	19 AVAILABLE	10,100 SF
6 CRICKET	1,050 SF	13 FAMILY DOLLAR	17,003 SF		
7 BARBERSHOP	1,125 SF	14 BOTTLE RETURN	4,014 SF		

■ AVAILABLE SPACES





**BAY STREET 8,100 VPD**

**NORTH GOODMAN STREET 14,200 VPD**

**GOODMAN PLAZA**



**SITE**

