

2368-2394 Lyell Avenue, Rochester NY 14606

FOR LEASE | In-Line Retail Availabilities & Out Parcel Building



**LYELL HOWARD
COMMONS**
Shopping Center



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SITE SUMMARY / 2368-2394 Lyell Avenue, Rochester NY 14606



Property Overview

Howard Commons Plaza is located at a heavily traveled intersection that contains many high profile national and local tenants. There is a signalized intersection to and out of the center. Easy access to 390/490. Some of the major retailers nearby are Aldi Supermarket, Wegmans, Verizon, McDonald's, Taco Bell, Little Caesar's etc. Three available units from 1,418 SF to 3,500 SF. Please call for leasing rates.

Property Highlights

- Heavily Trafficked Intersection
- Several national chains along Lyell Avenue
- Anchor Tenant Center
- Signage Available
- Three different entryways to the center

Available SF

Suite 10 - 1,958 SF
Suite 11 - 1,418 SF
Suite 16 - 3,500 SF

Lease Rate

Contact Broker



SUITE 11 | Interior



FREESTANDING OUT PARCEL / 2368-2394 Lyell Avenue, Rochester NY 14606



Building Overview

Excellent Retail Out Parcel Visibility situated along Lyell Avenue, a heavily trafficked intersection. Across the street from Wegmans Supermarket. Near major retailers Dollar Tree, Aldi Supermarket, Burger King, Jersey Mike's, Family Dollar, etc. Located in Howard Commons Plaza. Easy access to 390/490.

Building can be subdivided to 1,000 SF & 2,500 SF.



Available SF

Suite 16
1,000 - 3,500 SF

Lease Rate

Contact Broker



SITE PLAN / 2368-2394 Lyell Avenue, Rochester NY 14606

TENANT INDEX

❶	DOLLAR GENERAL	9,000 SF
❷	OLYMPIA RESTAURANT & LOUNGE	5,000 SF
❸	ROCHESTER SHO LIN TRAINING & ACADEMY	3,500 SF
❹	DANCE DIMENSIONS	4,400 SF
❺	JACKSON HEWITT TAX (2nd)	1,200 SF
❻	JACKSON HEWITT TAX	1,600 SF
❼	R3 LIQUOR & WINE	4,300 SF
❽	KICKVILLE SHOES	3,500 SF
❾	CHEF KING CHINESE RESTAURANT	1,744 SF
❿	AVAILABLE	1,958 SF
⓫	AVAILABLE	1,418 SF
⓬	YY SPA	1,733 SF
⓭	LITTLE CAESARS	1,750 SF
⓮	GREAT CLIPS	1,290 SF
⓯	RENT-A-CENTER	3,000 SF
⓰	AVAILABLE	3,500 SF

■ AVAILABLE SPACES



SOUTHEAST AERIAL / 2368-2394 Lyell Avenue, Rochester NY 14606



237,352

POPULATION (5mi / 2023)



\$83,413

AVG. HH INCOME (1mi / 2023)



31,804

ESTIMATED HH (3mi / 2023)



FREDERICK DOUGLASS
GREATER ROCHESTER
INTERNATIONAL AIRPORT

4 Miles from Lyell Howard Commons



Wegmans

Wegmans

PHARMACY

MARKET



0.2 Miles to On/Off Ramps



FerrisAgency

The Ferris Price Around

LYELL AVENUE / 25,069 VPD

**RANCHO VIEJO
GATES**



**LYELL HOWARD
COMMONS**
Adjacent to Parking Lot

NORTHWEST AERIAL / 2368-2394 Lyell Avenue, Rochester NY 14606



GATES MEMORIAL PARK

(Community Park)

"Memorial Park is a 30-acre park located at 160 Spencerport Road. The park features 3 ball diamonds, 2 football/soccer fields, natural pond, playground, bocce court, and rest rooms. ADA restroom facilities are located inside the building for shelter patrons. An open pavilion is available for rental!"

<https://gatescparks.org/Default.aspx?id=24>

LYELL AVENUE / 25,069 VPD

Great Clips



DOLLAR GENERAL

SITE

Stand-Alone Space
3,500 SF

SITE

SITE

RANCHO VIEJO GATES