



ADDRESS	220 Eastman Avenue, Rochester, NY, Monroe County
LOCATION	Just north of NY 104, 5 minutes from Exit 10, I-590. Adjacent to Lots #6 and #7
PARCEL SIZE	16.9 acres +/- . Site size to be determined with subdivision.
SALE PRICE	\$80,000 to \$100,000 per acre depending on use
LEASE RATE	\$6,000 per acre per year
OPERATING EXPENSES	Lease: Includes CAM, landlord's insurance and taxes. Sale: TAXES: \$242,333 per year Perimeter CAM: Negotiable
ZONED	Planned Development PD-12
PHYSICAL CONDITION	Asphalt pavement, storm sewers and area lighting
UTILITIES	Electricity. Process water.
TAX PARCEL IDS	75.83-1-18.003
AREA AMENITIES	Minutes to The Mall at Greece Ridge where dining and shopping opportunities abound. Short drive to the Genesee Riverway Trail, Seneca Park & Zoo, Kodak Center for the Performing Arts, and Monroe Community College Workforce Development Center. 2 miles to Maplewood YMCA. 3 miles to City Center, 4 miles to Ontario Park.