

# Hardwood Commons



WASHINGTON ST. PARTNERS

WSP restored portions of the original building and adapted it as a mixed-use center. Even before construction was completed, the property was leased to 95 percent capacity, satisfying the demand for commerce among residents in the surrounding area.



## Retail repositioning

Washington St. Partners recognized the site of a derelict manufacturing structure as an untapped resource for the surrounding neighborhood's growth. With 22,000 people living within a one-mile radius and 20,000 cars passing daily, the site could fill a need for retail and services in the community. Following these smart growth principles, WSP restored portions of the original building and adapted it as a mixed-use center. Even before construction was completed, the property was leased to 95 percent capacity, satisfying the demand for commerce among residents in the surrounding area. The redevelopment project was formally recognized for its contributions to the community by the City of Rochester in 2003.

## Specifications

**ADDRESS**

569-576 Lyell Avenue, Rochester, NY

**TENANT LISTING:**

AutoZone, Dunkin Donuts, Save-A-Lot, Family Dollar

**COMPLETED:**

2003

**USAGE:**

Retail and service

**SIZE:**

40,000 sq ft



**WASHINGTON ST. PARTNERS CORPORATE OFFICES**

120 East Washington Street, Syracuse, NY 13202 [washingtonstpartners.com](http://washingtonstpartners.com)

Phone: 315.426.2624 Fax: 315.476.2034 [info@washingtonstpartners.com](mailto:info@washingtonstpartners.com)