

COMMERCIAL

Cobblestone Restaurant

3610 County Road 6,
Geneva, NY 14456

OFFERING MEMORANDUM



ALLYSON ADAM-ANDERSON

Licensed Associate Real Estate Broker

585.967.0579

allyson@yaman.com

MERCEDES BRIEN

Licensed Real Estate Salesperson

585.330.4890

mbrien@yaman.com





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Commercial

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Yaman Commercial in compliance with all applicable fair housing and equal opportunity laws.

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Property Information

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Investment Opportunity
The former Cobblestone Restaurant presents a rare opportunity to own, or lease Commercial Real Estate located at the pinnacle point of Geneva, corner property, traffic light with 20,000 ADT. Inventory list available and 44 on-site parking spaces recently paved and striped.

Strategic Geneva Location
Located minutes from Seneca Lake tourist attractions, Hobart and William Smith Colleges, and Geneva General Hospital, an affiliate of the University of Rochester Medical Center, the property is positioned to serve residents, students, employees, visitors, and Finger Lakes travelers. Flexible Use and Growth Potential

PROPERTY HIGHLIGHTS

- **Strategic Regional Reach-High-Traffic Hub:** Located minutes from key attractions including Seneca Lake, Hobart and William Smith Colleges, and Geneva General Hospital (an affiliate of URM).C).
- **Built-in Customer Base:** Positioned to serve residents, college students, healthcare employees, tourists, and Finger Lakes travelers.
- **Zoning & Growth Potential – Flexible Commercial Zoning:** Zoning under the TC-2 Town Center Arterial District supports a broad mix of commercial uses and redevelopment opportunities.

OFFERING SUMMARY

Offered Lease Rate:	\$7,000/Month
Sale Price:	\$1,725,000
Lot Size:	1.2 Acres
Building Size:	5,966 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	6,203	8,337	17,450
Total Population	15,344	20,070	42,429
Average HH Income	\$90,838	\$92,839	\$90,243

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COMPLETE HIGHLIGHTS

Commercial



PROPERTY HIGHLIGHTS

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- Built-in Customer Base: Positioned to serve residents, college students, healthcare employees, tourists, and Finger Lakes travelers.
- Zoning & Growth Potential - Flexible Commercial Zoning: Zoning under the TC-2 Town Center Arterial District supports a broad mix of commercial uses and redevelopment opportunities.
- Interactive Floor Plan:

<https://visithome.ai/PVmmfUomQgGYbyQXDBjkr?mu=ft&t=1785948971>

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ADDITIONAL PHOTOS

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RETAILER MAP

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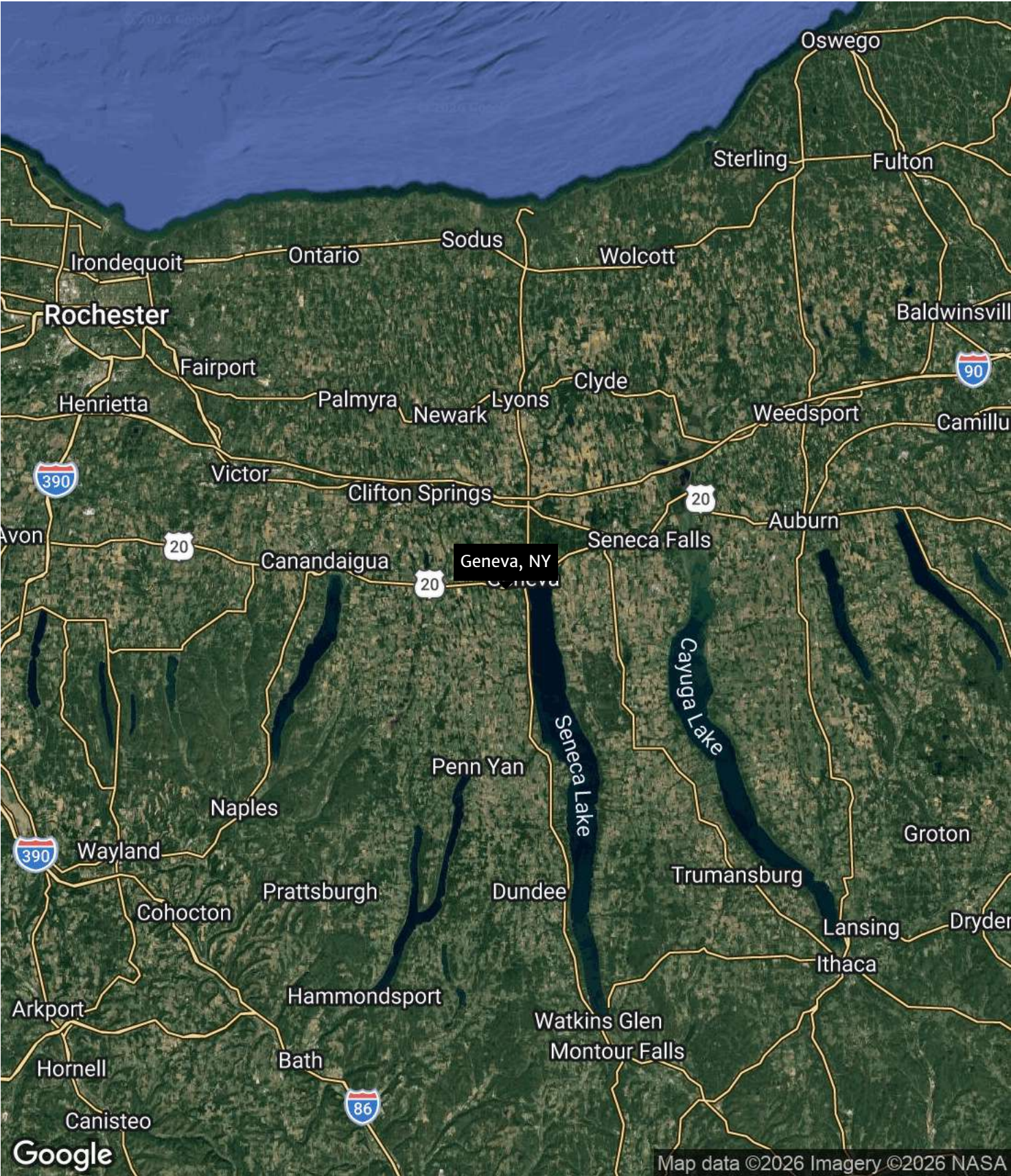
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REGIONAL MAP

Commercial



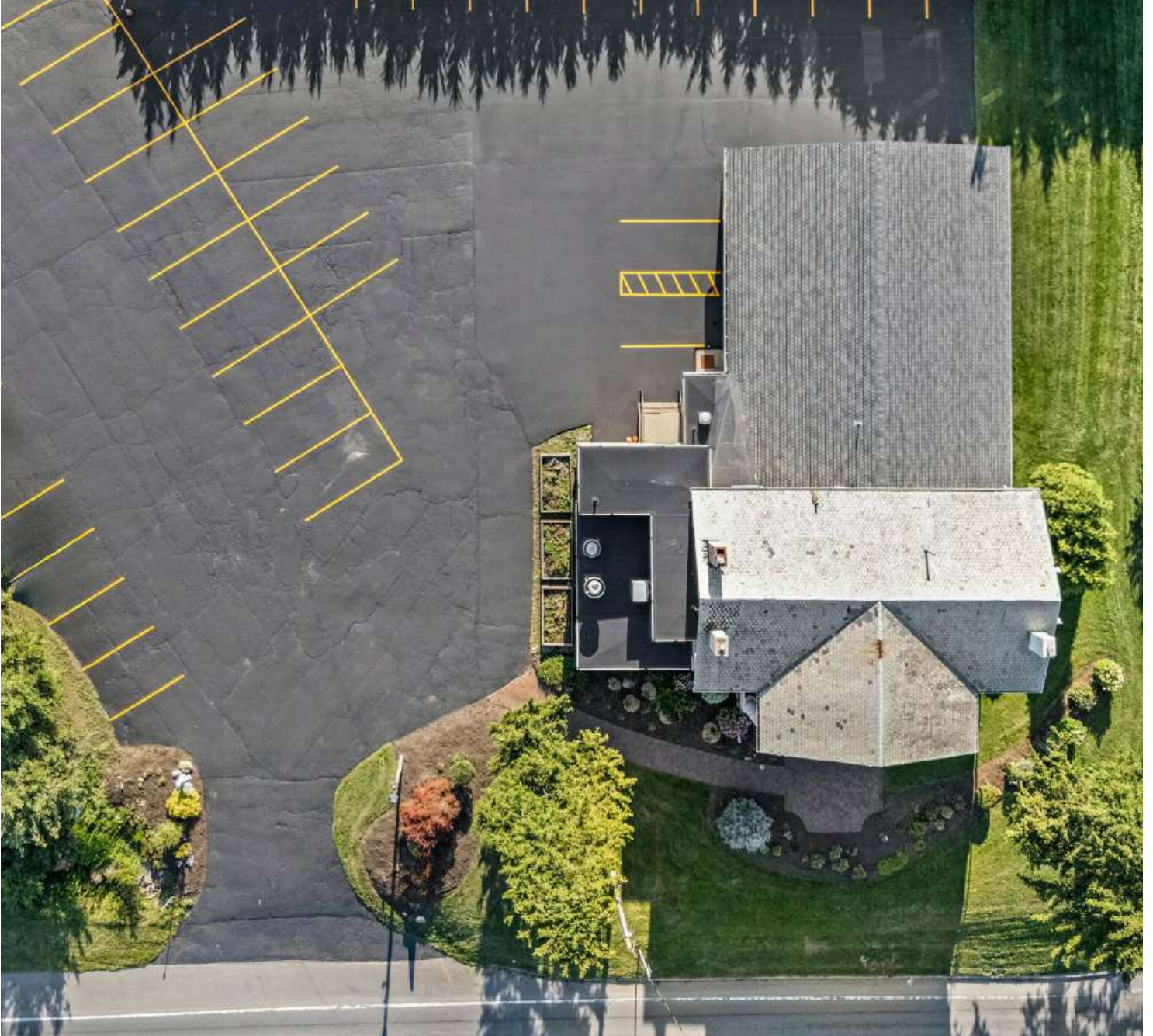
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Demographics

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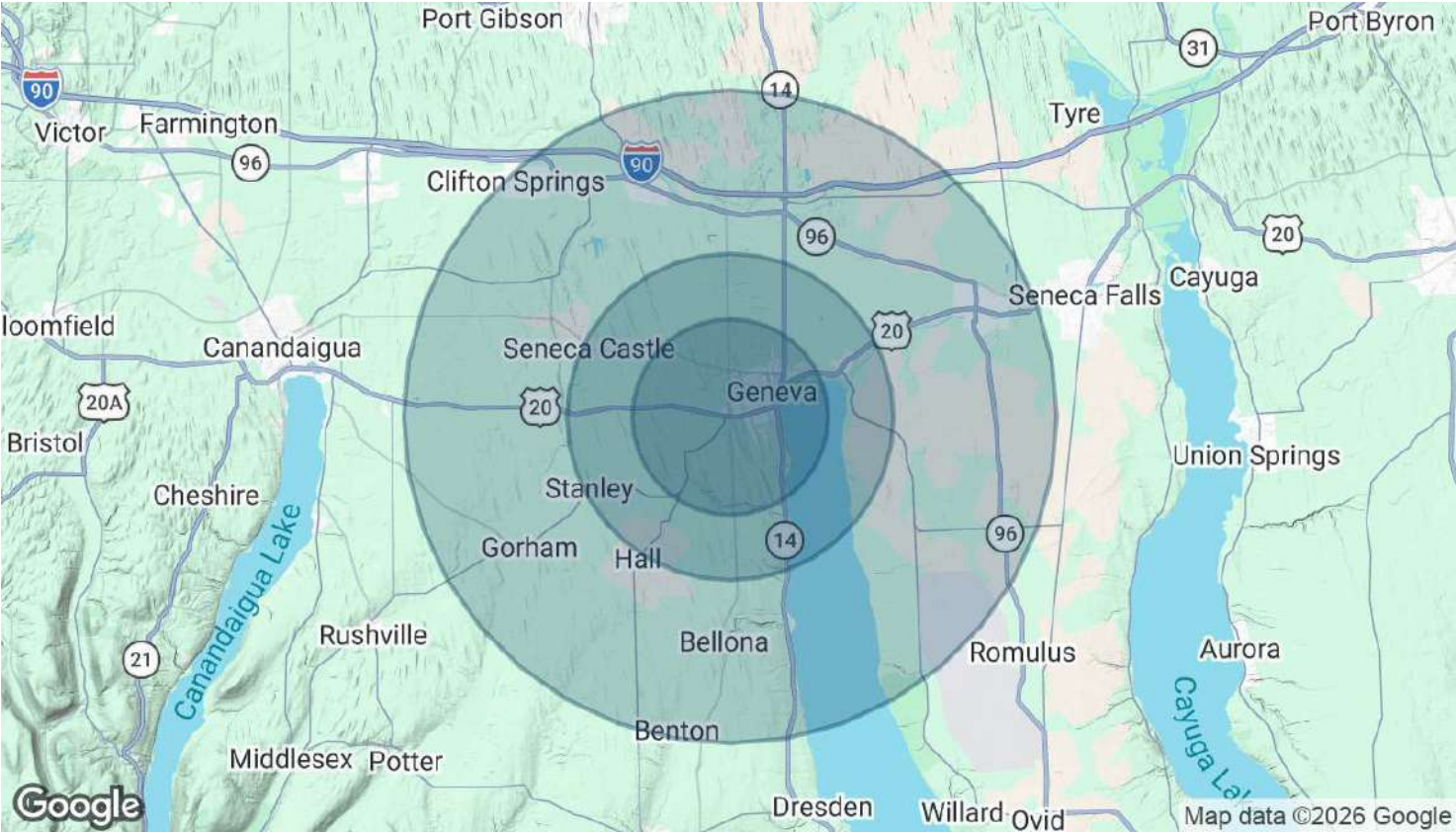
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DEMOGRAPHICS MAP & REPORT

Commercial



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	15,344	20,070	42,429
Average Age	39.3	41.4	42.2
Average Age (Male)	39.6	41.7	42.7
Average Age (Female)	39.6	41.4	42.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	6,203	8,337	17,450
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$90,838	\$92,839	\$90,243
Average House Value	\$176,757	\$170,100	\$177,513

2023 American Community Survey (ACS)

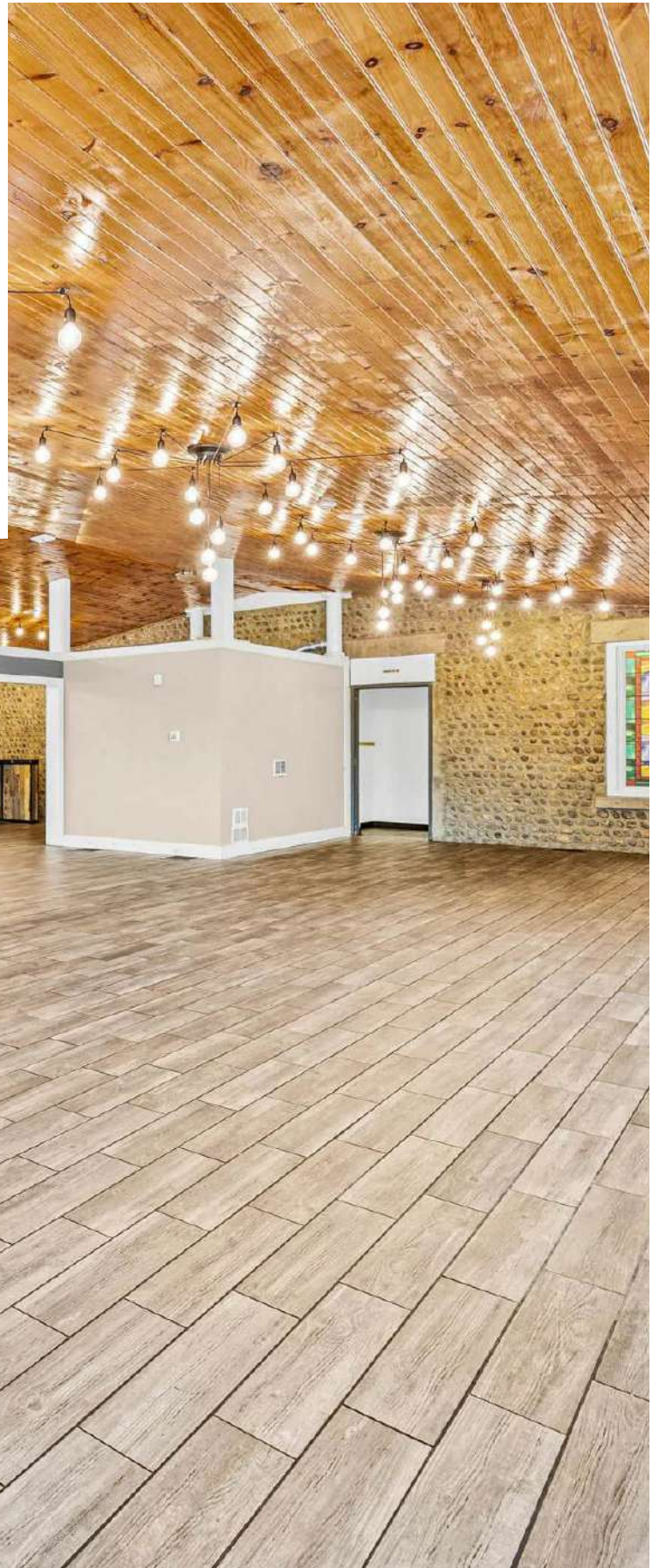
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Advisor Bios

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ADVISOR BIO



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Backed by over 25 years in real estate and investment, I bring a comprehensive 360-degree approach to real estate and asset strategy. My background spans architectural design firms, multi-family property management, investment property renovation, and hands-on rehabilitation work, along with expanded experience in manufactured home parks and boutique motels. This broad foundation allows me to identify opportunities, maximize asset potential, and guide clients through every stage of the property lifecycle with confidence and insight.

As a resident of the Finger Lakes Region, I enjoy spending time outdoors kayaking, hiking, and capturing the beauty of the area through photography. My connection to the community runs deep, shaped not only by where I live but also by years of public service as a Town Councilwoman, where I've served on various boards including comprehensive master planning initiatives.

I am a member of the Rochester Area Chapter of the New York State Commercial Association of Realtors (NYSCAR). A long-time member of the Ontario County Area Chamber of Commerce, the Finger Lakes Landlord Association and the local historical society, where I acquired grants for their expansion.

EXPERIENCE

- Owned-Operated Rooming House - Multi Family properties and land development. I have completed 1031 Exchange Ventures. 3rd generation landlord.
- Property Manager/Maintenance - Lyons Manor, Senior Living Apartment complex, part of the portfolio owned by National Church Residences.
- Architectural Designer/Draftsperson for Clark, Patterson, Mossien - now Clark, Partterson, Lee Architecture, Engineers, Planning.
- Architectural Designer / Draftsperson for Rochester City School Districts, Design Group. Restoration of roofs, parapet walls, windows, doors and parking lots.
- Town Councilor & Deputy Town Supervisor served the public to develop comprehensive Master Plans, Local Laws and worked with Planning boards.
- Associate R.E. Broker: Coldwell Banker, Geneva/Waterloo, NY.
- Associate R.E. Broker: Yaman Commercial, Rochester/Cortland, NY.

Yaman Commercial

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I have been a Commercial Real Estate Professional for almost 30 years. I have represented local, national and international companies in completing sale and lease transactions of industrial, retail, office, land and investment properties. I specialize in Industrial and redevelopment opportunities.

I consider the redevelopment change of use of a vacant property is not just the renovation of one building, but as the revitalization of a neighborhood, has assisted in bringing life back to many areas.

My investigative nature and previous analyst experience prompt's me to ask the right questions to ensure that my clients' needs are not just met but exceeded. I believe that to close a real estate transaction, every parity is an important piece of the real estate puzzle. This includes economic development, financial institutions, title agencies, engineering firms, etc. Communication and teamwork are needed when entering into any potential transaction.

I have served as a member of the New York State Commercial Association of Realtors (NYSCAR) since 1999. I was a board member from 2003 to 2016 of the Rochester Area Chapter of NYSCAR, serving as President in 2014. Since 2014 I have been on the state board of NYSCAR and will be serving as President in 2026. I have the honor of being named Commercial Realtor of the Year for both the Rochester Chapter in 2015 and the State in 2018.

EXPERIENCE

- Provident Bancorp, Philadelphia, PA Corporate Quality Analyst
- The Sutherland Group, Rochester, NY ISO Document & Data Coordinator
- CitiBank Student Loans, Rochester, NY Manager Priority Service Department
- Bowles and Bowles, Industrial Real Estate – Sales agent
- First Realty Company, Commercial real Estate Brokerage – Sales agent
- Nothnagle Commercial Realtors, Manager of Commercial Division
- Mission Commercial Realty, Sales Agent
- Coldwell Banker Commercial Custom Realty
- Yaman Commercial Industrial

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