



DOWNTOWN CORNER LOCATION

📍 79 STATE ST | ROCHESTER, NY 14614



4,600 ± SF
AVAILABLE



0.13 ±
ACRES



13,567
VEHICLES PER DAY



\$ UPON REQUEST
+\$285K GRANT

OFFERING DETAILS

Property Type	Restaurant/Retail
Building Size	4,600 ± SF
Year Built	1978
Lot Size	0.13 ± Acres
Traffic Count State St	10,385 vpd
Traffic Count Church St	3,182 vpd
Parking	Sister Cities Parking Garage
Zoning	CCD-R Center City Riverfront District

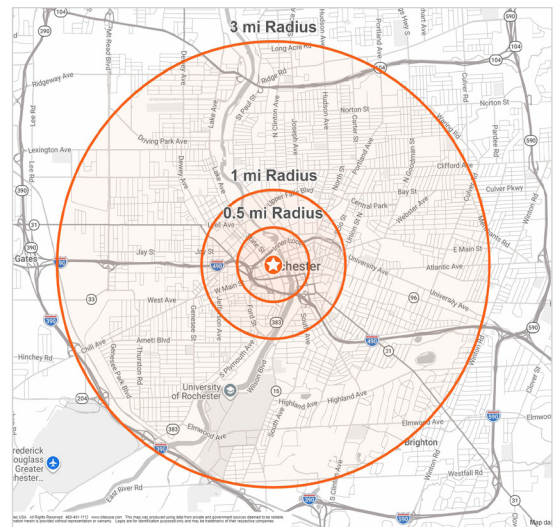
PROPERTY OVERVIEW

- Downtown Rochester Corner Location
- Former Restaurant
- Existing Commercial Kitchen Layout
- Near Offices & Entertainment
- \$285,000 Restore NY Funding Awarded
- Ideal for Owner-Users Investors

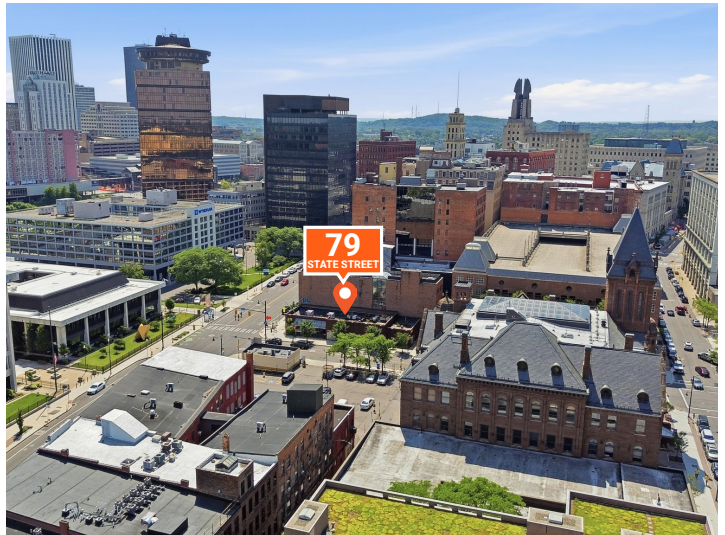
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DEMOGRAPHICS	0.5 Mile	1 Mile	3 Miles
Population	8,111	26,283	204,045
Median HH Income	\$50,388	\$50,790	\$57,060
Households	3,345	12,350	89,153
Daytime Population	15,283	35,517	163,519



 **79 STATE ST | ROCHESTER, NY 14614**



EXCLUSIVE LISTING AGENT

JACOB RIVERA

Partner

Licensed Associate Real Estate Broker

310.650.4322

585.454.4500 X 118

jrivera@caliberbrokerage.com



 394 E Henrietta Rd, Rochester, NY 14620

 585.454.4500

 www.caliberbrokerage.com

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