1655 MONROE AVENUE

1655 Monroe Avenue
Rochester, NY 14618

DONOVAN
REAL ESTATE SERVICES

RETAIL PROPERTY FOR LEASE

Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
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NY #10491202934

RETAIL BROKERS NETWORK

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PROPERTY DESCRIPTION

Sublease of freestanding building with a drive-thru. Term is through 10/31/2026. Building is currently occupied, and will be available for tours starting 6/29/21.

LOCATION DESCRIPTION

The available building is located on Monroe Ave in Brighton, a suburb on the east side of the Rochester, NY MSA, and just outside the city limits of Rochester. Brighton offers incredible demographics, with a highly educated population working in a variety of professional service functions.

One of the more desirable suburbs of Rochester due to it's walkable streets, proximity to major highways and the city of Rochester, Brighton's center of activity is the 12 Corners intersection. This available building with a drive thru is just over a quarter mile from the 12 Corners intersection. Home to several shopping centers, the Brighton Farmer's Market, as well as Brighton's High School and Middle School, being within walking distance of 12 Corners is extremely advantageous to any commercial building.

PROPERTY HIGHLIGHTS

- Drive-thru
- Walkable neighborhood
- Two curb cuts
- Excellent visibility from both directions on Monroe Ave

SPACES	LEASE RATE	SIZE (SF)
Sublease	Negotiable	2,764

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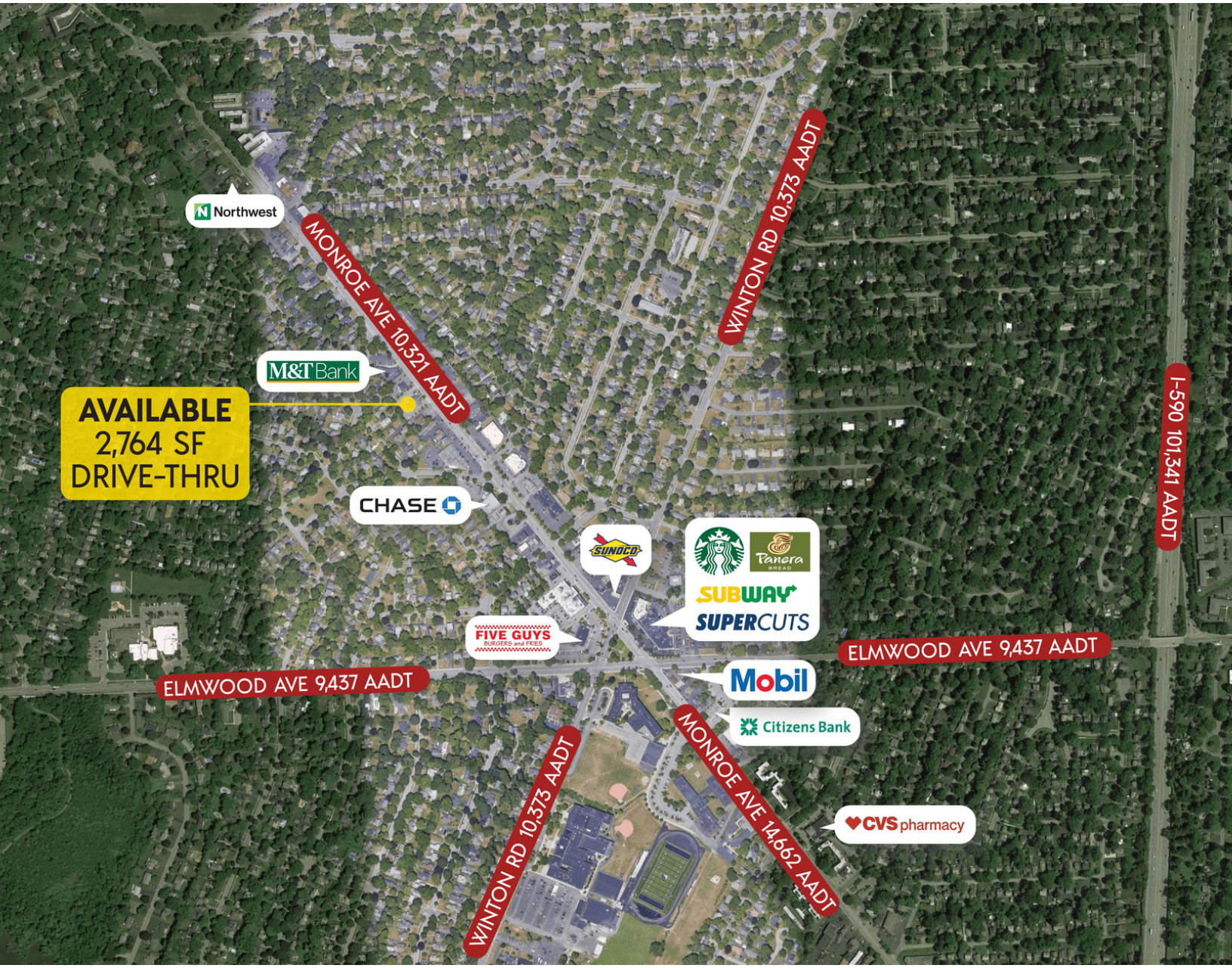

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Demographic Report	1 Mi.	2 Mi.	3 Mi.	10 Min.
Population				
2023 Estimated Population	**12,924**	**55,630**	**117,870**	**166,974**
2028 Projected Population	12,731	55,057	117,507	167,090
2020 Census Population	12,972	56,165	118,824	167,747
2010 Census Population	12,946	55,606	116,836	164,810
2023 Median Age	**40.3**	**38.9**	**36.8**	**35.5**
Households				
2023 Estimated Households	**5,664**	**28,672**	**56,963**	**75,726**
2028 Projected Households	5,555	28,287	56,729	75,591
2020 Census Households	5,609	28,543	56,681	75,162
2010 Census Households	5,572	27,104	52,586	70,539
Race and Ethnicity				
2023 Estimated White	82.2%	79.1%	64.6%	57.0%
2023 Estimated Black or African American	5.8%	9.4%	20.2%	24.0%
2023 Estimated Asian or Pacific Islander	5.2%	4.7%	6.4%	8.7%
2023 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%	0.3%
2023 Estimated Other Races	6.7%	6.6%	8.7%	10.0%
2023 Estimated Hispanic	5.7%	6.3%	9.3%	11.1%
Income				
2023 Estimated Average Household Income	$156,601	$121,622	$106,282	$98,189
2023 Estimated Median Household Income	**$124,682**	**$85,929**	**$73,995**	**$69,303**
2023 Estimated Per Capita Income	$68,812	$62,927	$51,876	$45,099
Education (Age 25+)				
2023 Estimated High School Graduate	6.0%	11.5%	15.1%	17.5%
2023 Estimated Some College	9.2%	11.7%	13.2%	14.3%
2023 Estimated Associates Degree Only	6.9%	7.1%	7.9%	8.5%
2023 Estimated Bachelors Degree Only	34.9%	31.2%	27.8%	25.4%
2023 Estimated Graduate Degree	40.9%	33.7%	28.1%	24.4%
2023 Estimated College Educated	**91.9%**	**83.7%**	**77.0%**	**72.6%**
Business				
2023 Estimated Total Businesses	492	2,571	5,670	8,037
2023 Estimated Total Employees	**4,000**	**34,202**	**82,350**	**113,415**
2023 Estimated Employee Population per Business	8.1	13.3	14.5	14.1
2023 Estimated Residential Population per Business	26.3	21.6	20.8	20.8

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