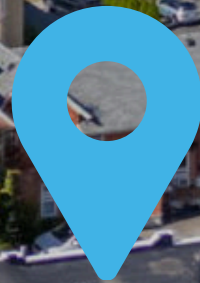


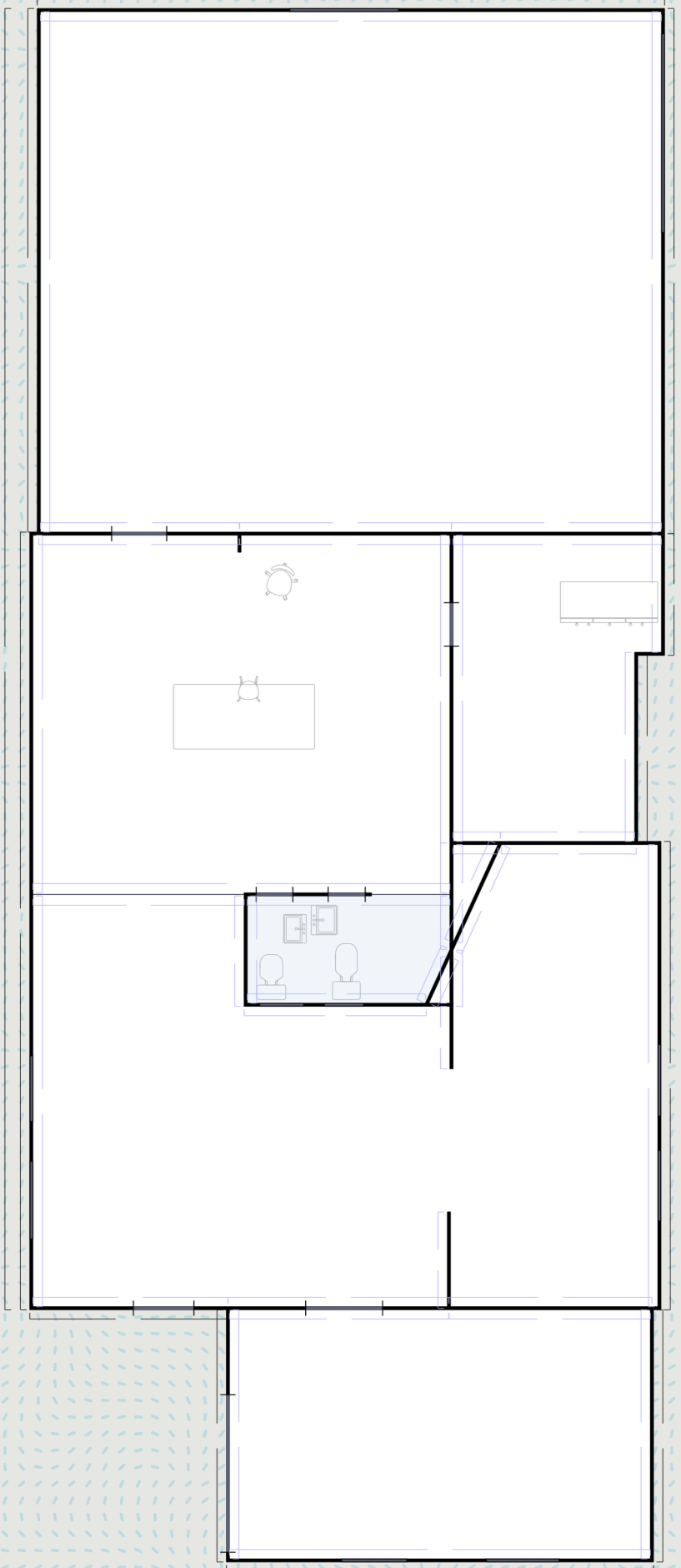
# 270 Monroe Ave











Located in the heart of Rochester's emerging Neighborhood of Play district, 270 Monroe Avenue presents a rare opportunity to lease a high visibility  $\pm 2,916$  square foot freestanding building along one of the city's most active retail corridors. The property features excellent street presence with  $\pm 13,756$  vehicles per day (AADT) and includes a potential drive-thru pending municipal review and approval, offering significant upside for quick service and fast casual operators.

Surrounded by a mix of multifamily housing, national retailers, and major attractions like The Strong Museum of Play, this location is ideally positioned to capture both daytime and evening traffic. Easy access to I-490 and the Inner Loop ensures strong regional connectivity, while the site's walkability enhances its appeal to nearby residents and downtown professionals alike.

The building benefits from prominent Monroe Avenue frontage, on site parking, flexible layout options, and a rear grade level overhead door ideal for loading access and deliveries, making it well suited for a variety of tenant uses. Ideal for QSR, coffee, fast casual, or retail concepts looking to plant a flag in one of Rochester's most dynamic corridors.



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