

Former Walgreens Available for Sublease



565 Monroe Ave
Rochester, NY 14607

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THE SPACE

Location

565 Monroe Ave
Rochester, NY 14607

HIGHLIGHTS

- **Building SF:** 15,222 SF
- **Lease Expiration:** 1/31/35
- All leases must be coterminous

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
28,911	177,638	297,047

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$87,963	\$78,065	\$81,431

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
17,592	79,636	131,815

Former Walgreens available for sublease. This corner free standing retail building offers great visibility, signage and a huge private parking lot. Nearby retailers include McDonalds, Chase Bank, Advanced Auto Parts, Han Noodle Bar, and more.

Asking Price: \$185,000 modified gross per annum

