

565 Monroe Avenue

Rochester, NY

Retail Sublease Opportunity



Location

Southeast corner of
Monroe Avenue and
South Goodman Street

Size

Ground Floor: 15,222 sf

Site Status

Available; formerly
Walgreens store #19448

Demographics

Radius	'25 Pop	Total HH	Avg. HHI
2 Mile	78,995	40,601	\$80,511
5 Mile	294,840	132,179	\$82,662
10 Mile	623,283	274,206	\$98,497

Sublease Term

12/31/2035

Asking Rent

\$185,000 Modified Gross

Comments

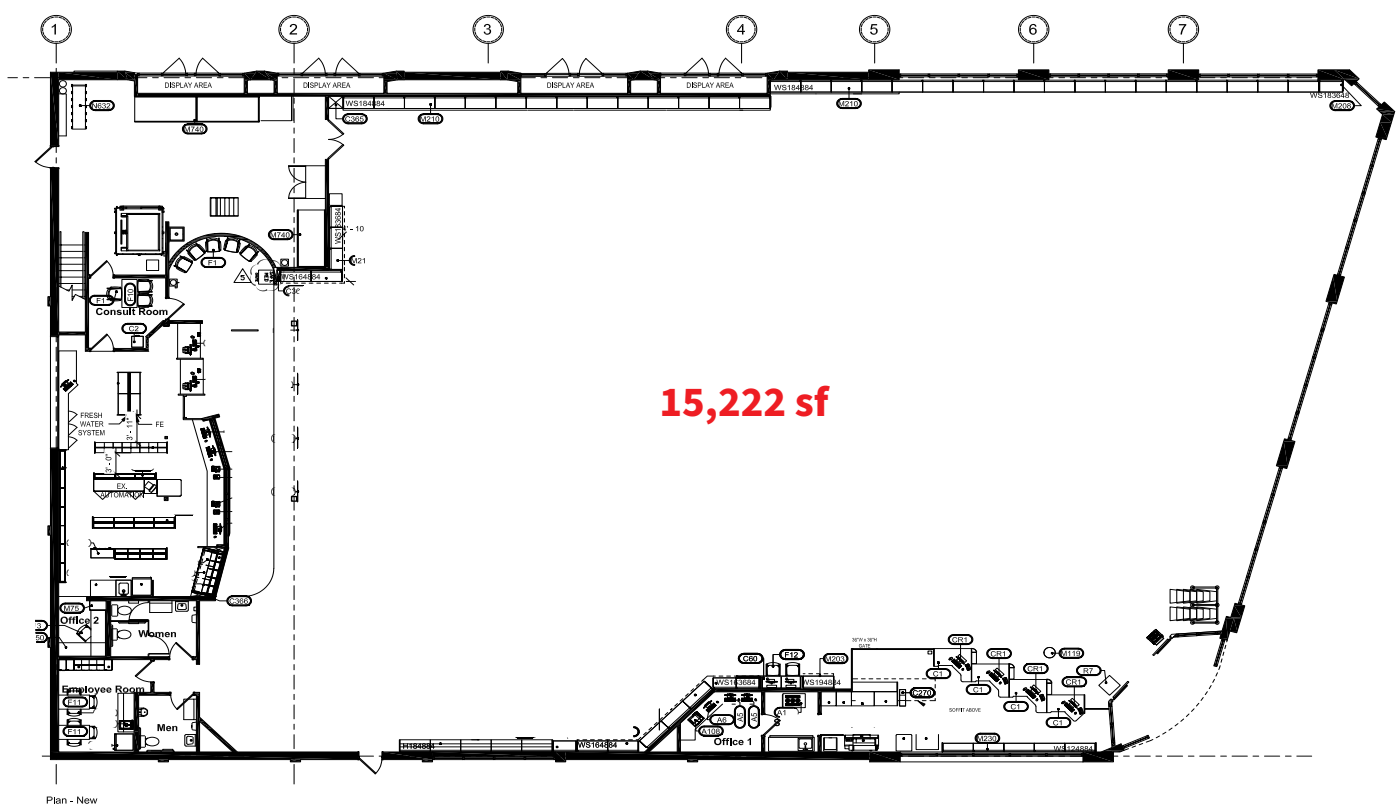
- Corner, free-standing retail opportunity with large, private parking lot

Neighboring Co-Tenants

- Han Noodle Bar
- Chase Bank
- McDonald's
- Dollar General
- Subway
- Advance Auto Parts
- Little Caesar's Pizza



Ground Floor



Floor plans not to scale