

2087 Monroe Avenue

Rochester (Brighton), NY 14618



AVAILABLE OPPORTUNITY

- » **FOR SALE:** Asking \$239,000
- » 0.26-Acre Commercial Development Site
- » For sale/ground lease/build to suit lease

PROPERTY HIGHLIGHTS

- » Prime corner location in the heart of Brighton adjacent to Canandaigua National Bank at the signalized intersection of Monroe Avenue & Brooklawn Drive
- » Excellent visibility and signage potential along Monroe Avenue
- » Formerly approved for a 1,200 SF commercial building with approximately 9 parking spaces
- » Less than 1/4 of a mile from Twelve Corners Plaza at the signalized intersection of Elmwood Avenue, Monroe Avenue & Winton Road



FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS
Licensed Real Estate Broker
585.615.1102 (c)
Janell@VentureBrokerageGroup.com

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PROPERTY PHOTOS



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MARKET AERIAL



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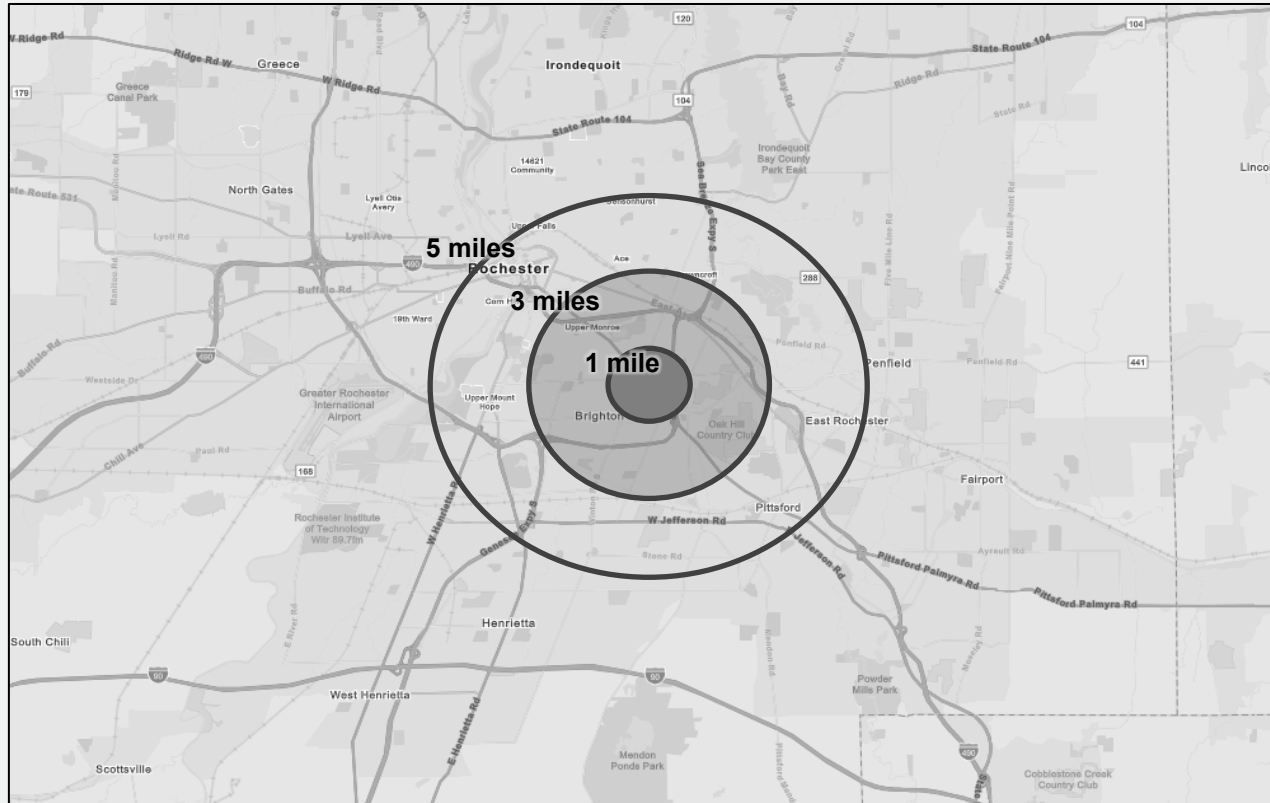
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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	11,275	99,176	271,194
Daytime Population	10,012	122,215	353,213
Households	4,521	45,791	112,778
Average Household Income	\$128,777	\$86,862	\$72,666



5,726
Businesses



93,501
Employees



\$280,443
Median Home Value



36.8
Median Age

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