



**mecate**  
Mexican Restaurant



Canandaigua National Bank & Trust  
investing in you

**Applebee's**  
GRILL + BAR

Empire Blvd

Brandt Point Dr

**UR**  
MEDICINE

**Valvoline**

**MIDAS**

23,469 AADT '25

FOR SUBLEASE

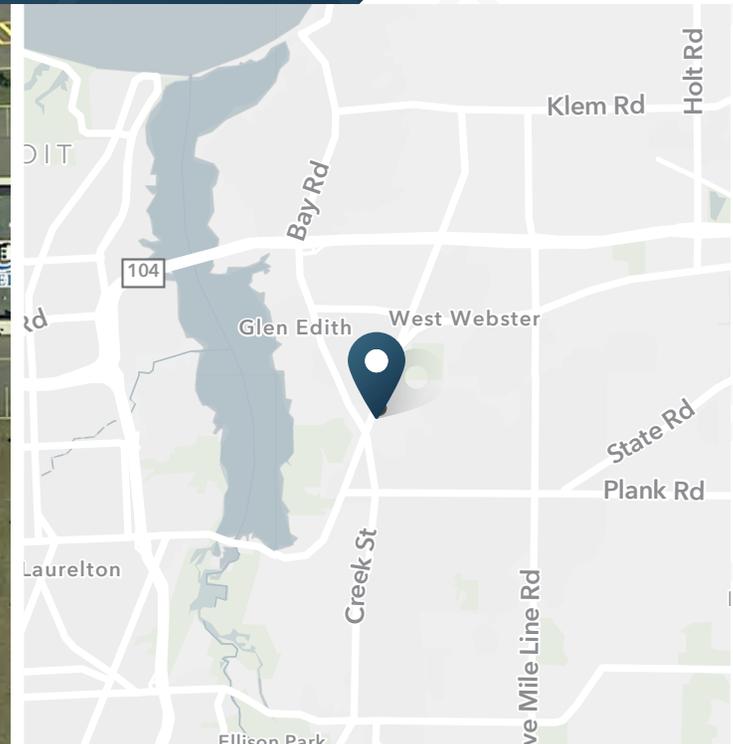
# Second Generation Restaurant Available

1968 Empire Blvd | Webster, NY 14580



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1968 Empire Blvd | Webster, NY 14580



± 4,500 SF  
Available

\$31.00/PSF +  
NNN's  
Rate

## ABOUT THE PROPERTY

- Freestanding restaurant located on busy Empire Blvd in front of Walmart and across from Wegmans.
- Lease Term Expires 10/31/2027

## JOIN THESE RETAILERS



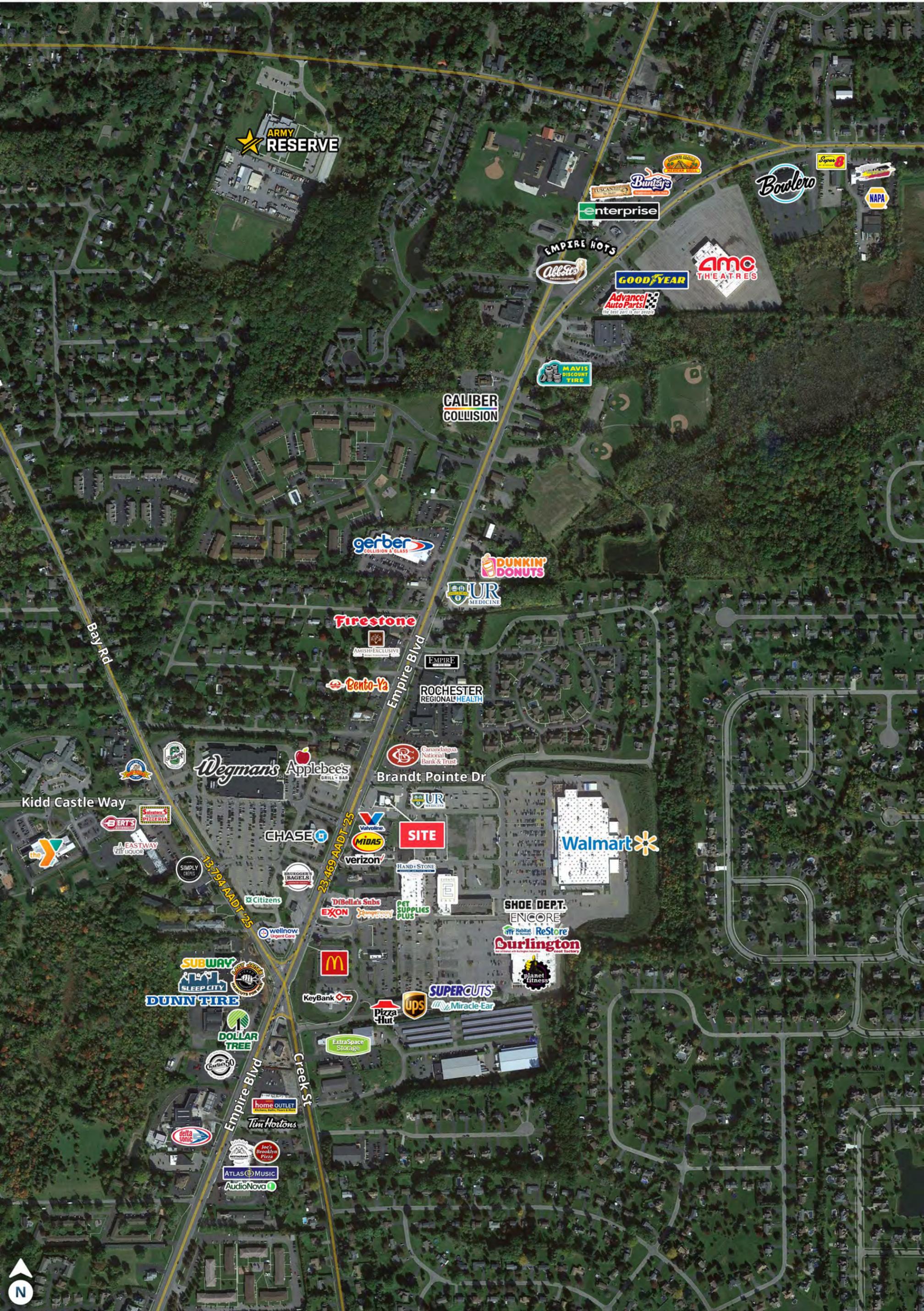
## TRAFFIC COUNTS

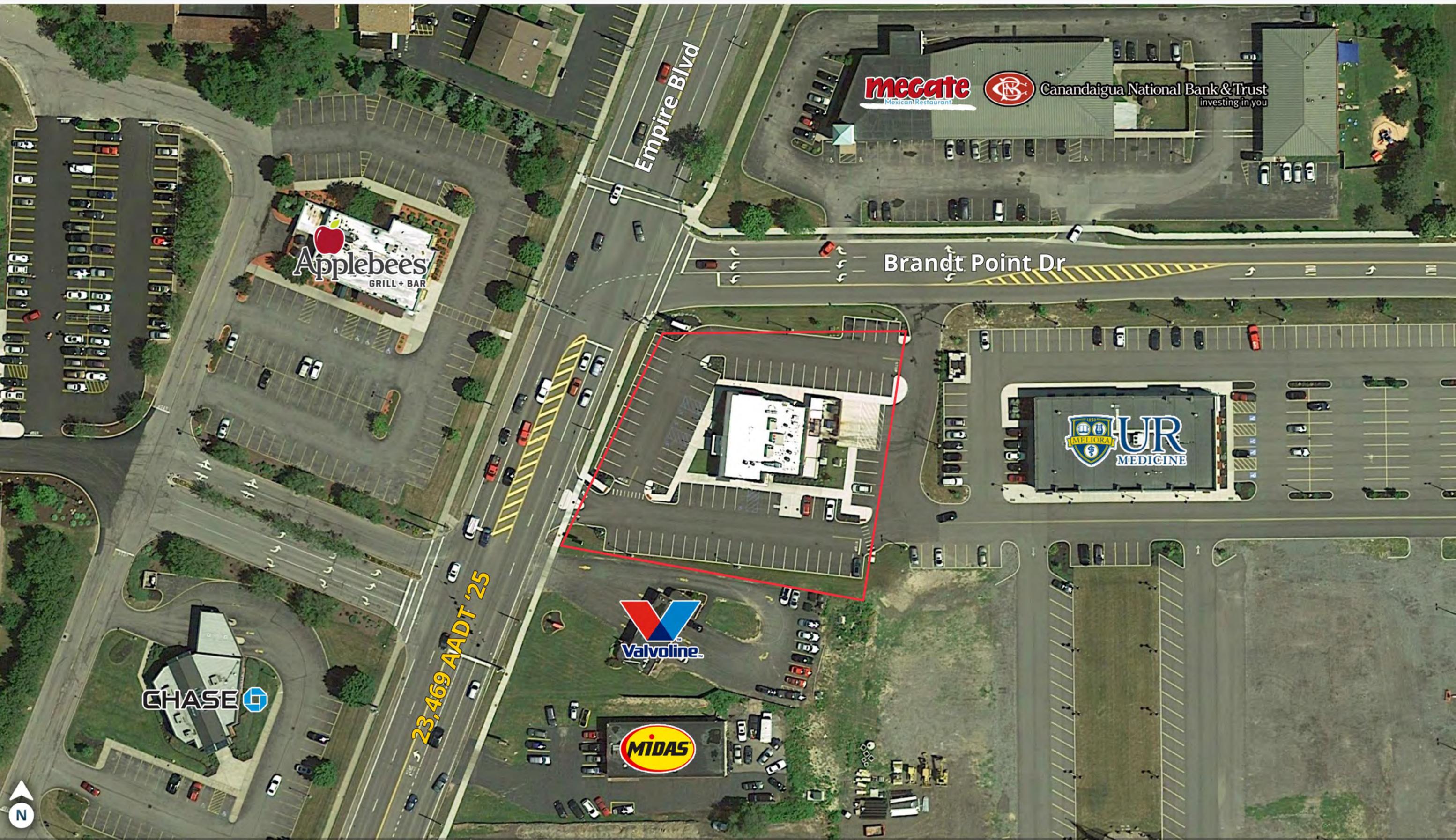
Empire Blvd	17,751 AADT
Bay Rd	14,207 AADT

Year: 2019 | Source: NY DOT

# Empire Blvd & Bay Rd

Webster, NY





Applebee's  
GRILL + BAR

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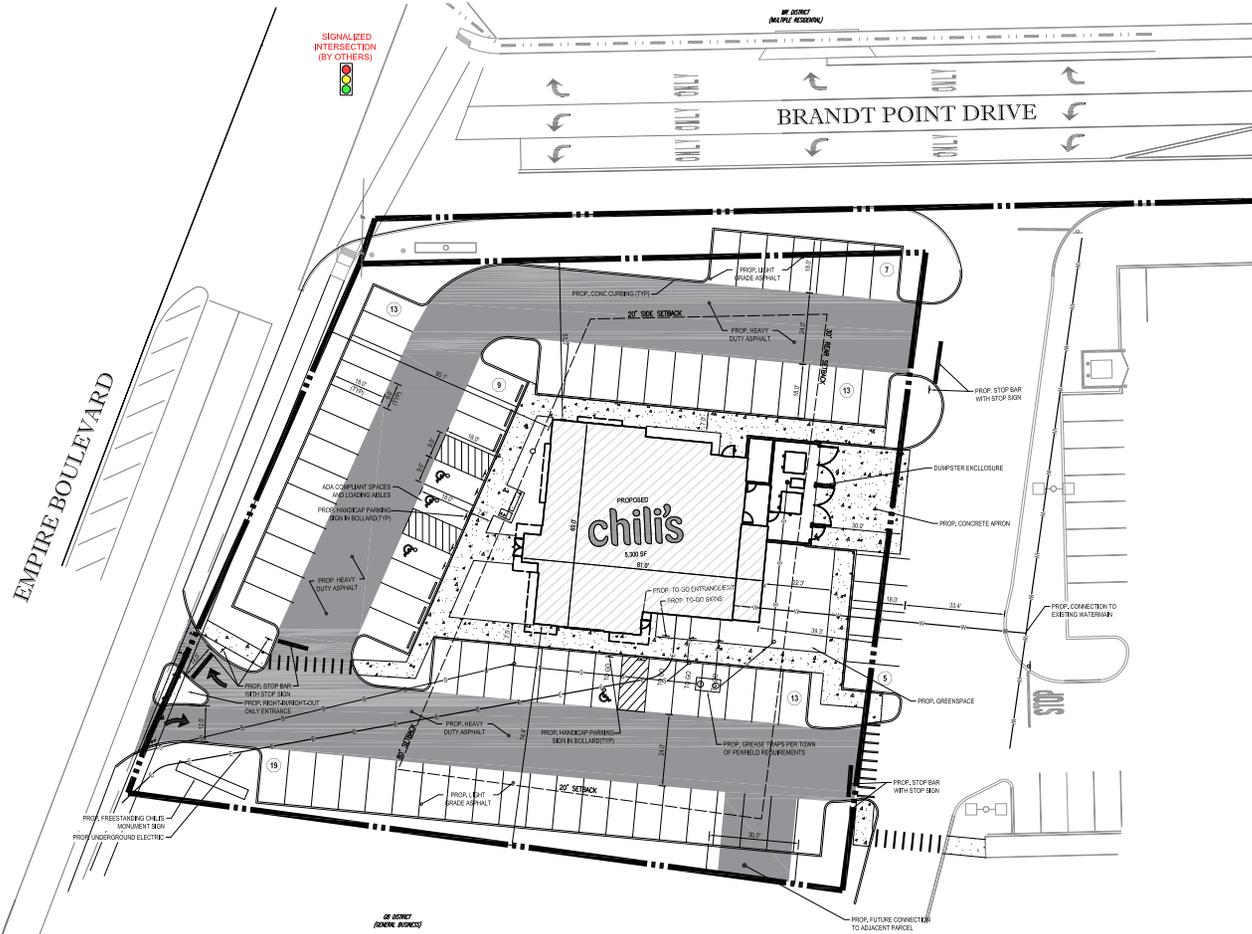
CHASE

23,469 AADT '25



# Second Generation Restaurant Available - Site Plan

1968 Empire Blvd | Webster, NY 14580



## LAND USE / ZONING INFORMATION & NOTES

1. APPLICANT:  
BRANDER INTERNATIONAL  
8001 BELLEVIEWWAY  
DALLAS, TX 75240
2. OWNER:  
ARBITRA DEVELOPMENT, LLC  
525 PROVIDENCE HIGHWAY, SUITE F  
ROCKWOOD, MA 02062
3. PARCEL:  
93-03-04-615  
1968 EMPIRE BOULEVARD  
TOWN OF FENFELD  
NEW YORK

ZONING ANALYSIS TABLE			
ZONING DISTRICT	GENERAL BUSINESS		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	NA	5.26 ACRES	5.26 ACRES
MINIMUM LOT WIDTH	NA	107'	107'
MAX. BUILDING COVERAGE	NA	-	15.7%
MIN. FRONT SETBACK	0'	-	0.0'
MIN. SIDE SETBACK	20'	-	54.0'
MIN. REAR SETBACK	30'	-	30.0'
MAX. BUILDING HEIGHT	40'	-	-
IMPERVIOUS COVERAGE	85%	-	84%
PARKING SPACES	-	-	37
PARKING CRITERIA (PVIS)	1.5 FOR EACH 1 PERSON OF LEGAL OCCUPANCY AS ESTABLISHED BY THE TOWN'S FIRE MARSHAL, COMBINED WITH THE NEW YORK STATE FIRE PREVENTION AND BUILDING CODE AND ONE FOR EMPLOYEES AT MAX SHIFTS		
ACCESSIBLE PARKING SPACES	-	-	4
ACCESSIBLE PARKING CRITERIA (STANDING SPACE 8'x11', 5' ACCESS AREA, VAN ACCESSIBLE SPACE 8'x14' W/ ACCESS ISLES)	TOTAL PARKING 1 TO 2.4 ACCESSIBLE SPACE VAN ACCESSIBLE SPACES 1 / 4 SPACES		

NA=NOT APPLICABLE  
 NS=NOT SPECIFIED  
 (N)=NARRATIVE REQUESTED  
 (M)=MINOR REQUESTED  
 (R)=EXTENSIVE NON-COMPLIANCE  
 \*EASEMENT FOR SHARED PARKING WILL BE EXECUTED WITH THE ADJACENT PROPERTY OWNER TO OFFSET PARKING PROBLEM CIRCUMSTANCES

**BOHLER ENGINEERING**  
 SELECTED CONSULTANTS AND SUBCONSULTANTS:  
 LANDSCAPE ARCHITECTURE: LANDSCAPE ARCHITECTURE  
 CIVIL ENGINEERING: CIVIL ENGINEERING  
 ELECTRICAL ENGINEERING: ELECTRICAL ENGINEERING  
 MECHANICAL ENGINEERING: MECHANICAL ENGINEERING  
 PLUMBING ENGINEERING: PLUMBING ENGINEERING  
 STRUCTURAL ENGINEERING: STRUCTURAL ENGINEERING  
 SURVEYING: SURVEYING  
 TRAFFIC ENGINEERING: TRAFFIC ENGINEERING  
 ENVIRONMENTAL ENGINEERING: ENVIRONMENTAL ENGINEERING  
 GEOTECHNICAL ENGINEERING: GEOTECHNICAL ENGINEERING  
 HYDROLOGICAL ENGINEERING: HYDROLOGICAL ENGINEERING  
 METEOROLOGICAL ENGINEERING: METEOROLOGICAL ENGINEERING  
 PAVEMENT ENGINEERING: PAVEMENT ENGINEERING  
 PUBLIC WORKS ENGINEERING: PUBLIC WORKS ENGINEERING  
 RAILROAD ENGINEERING: RAILROAD ENGINEERING  
 SOILS ENGINEERING: SOILS ENGINEERING  
 WATER RESOURCES ENGINEERING: WATER RESOURCES ENGINEERING  
 WIND ENGINEERING: WIND ENGINEERING  
 WOOD ENGINEERING: WOOD ENGINEERING  
 ZONING ENGINEERING: ZONING ENGINEERING

REVISIONS			
REV	DATE	COMMENT	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

**PRELIMINARY**  
 PROJECT No: B1001050  
 DRAWN BY: AJG  
 CHECKED BY: JGJ  
 DATE: 07/22/2016  
 SCALE: AS NOTED  
 CAD LISC: B1001050SSD

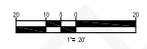
**SITE DEVELOPMENT PLANS FOR**  
**chili's**  
 LOCATION OF SITE  
 1968 EMPIRE BOULEVARD  
 TOWN OF FENFELD  
 MONROE COUNTY  
 NEW YORK

**BOHLER ENGINEERING**  
 17 COMPUTER DRIVE WEST  
 ALBANY, NY 12205  
 Phone: (518) 438-9900  
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 MASSACHUSETTS LICENSE No. 6894  
 OHIO LICENSE No. S-60209

SHEET TITLE:  
**SITE PLAN**  
 SHEET NUMBER:  
**1**  
 OF 1  
 REV 07-07/22/2016

**811**  
 Know what's below.  
 Call before you dig.



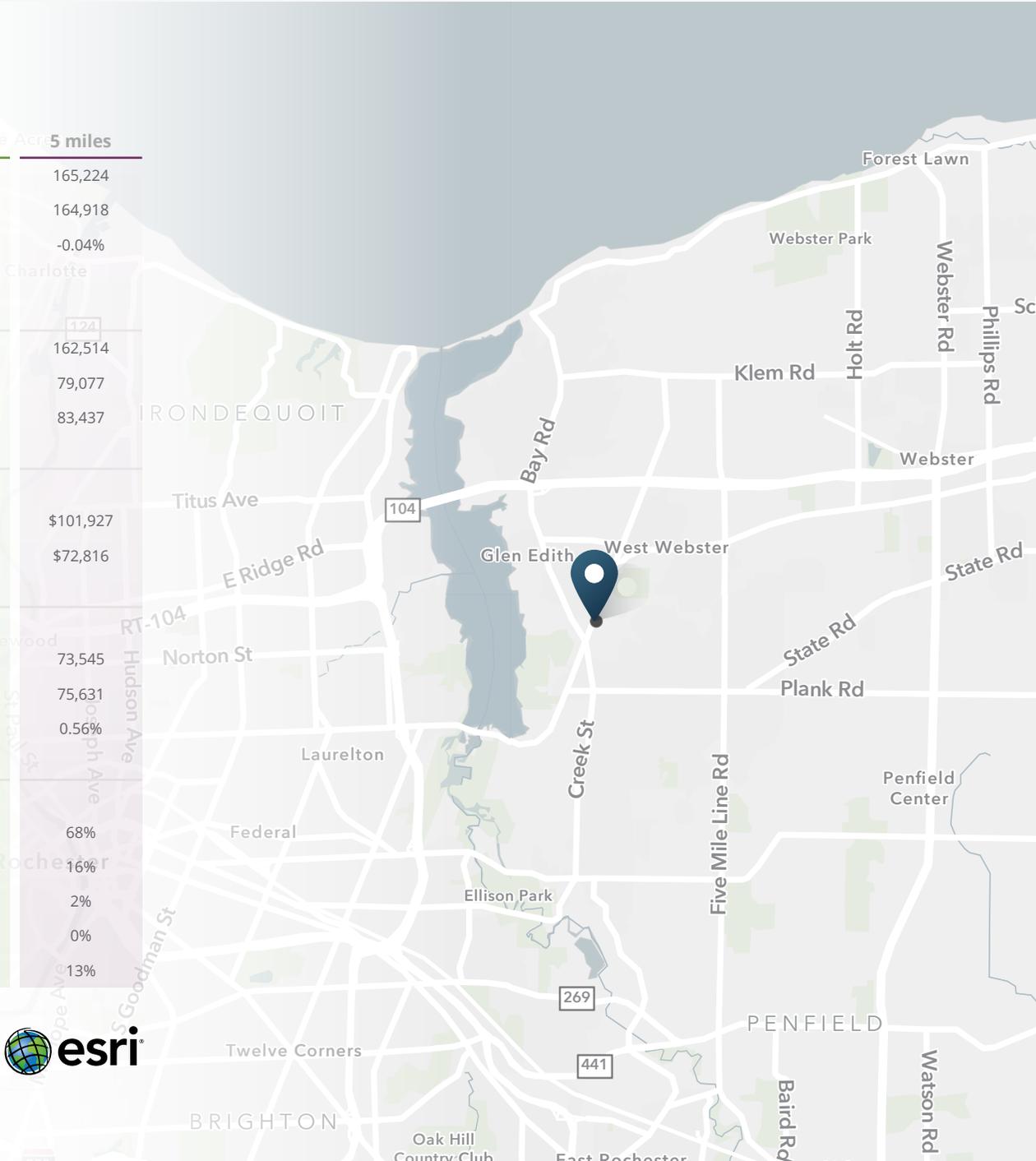
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## DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2024 Estimated Population	6,456	51,707	165,224
2029 Projected Population	6,405	51,557	164,918
Proj. Annual Growth 2024 to 2029	-0.16%	-0.06%	-0.04%
<b>Daytime Population</b>			
2024 Daytime Population	8,158	40,318	162,514
Workers	5,180	15,919	79,077
<b>Residents</b>	2,978	24,399	83,437
<b>Income</b>			
2024 Est. Average Household Income	\$109,115	\$117,168	\$101,927
<b>2024 Est. Median Household Income</b>	\$79,680	\$88,493	\$72,816
<b>Households &amp; Growth</b>			
2024 Estimated Households	2,884	23,197	73,545
2029 Estimated Households	2,955	23,839	75,631
<b>Proj. Annual Growth 2024 to 2029</b>	0.49%	0.55%	0.56%
<b>Race &amp; Ethnicity</b>			
2024 Est. White	84%	84%	68%
2024 Est. Black or African American	4%	5%	16%
2024 Est. Asian or Pacific Islander	3%	3%	2%
2024 Est. American Indian or Native Alaskan	0%	0%	0%
2024 Est. Other Races	9%	8%	13%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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