

An aerial photograph of a city neighborhood in winter. The ground is covered in snow, and several buildings are visible. A prominent feature is a large, colorful building with a facade of rainbow-colored panels. Other buildings are in various shades of brown, grey, and white. The sky is overcast.

OFFERING MEMORANDUM

NEIGHBORHOOD OF PLAY PORTFOLIO

AVAILABLE FOR SALE

Rochester, New York 14607

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EXECUTIVE SUMMARY

Lower Monroe Avenue presents a compelling opportunity to purchase prime commercial properties in three street-facing buildings at the southern entrance of Rochester's transformative Inner Loop East project and the Neighborhood of Play.

\$400M+

Private Investment
in Inner Loop Area

500K+

Annual Visitors to
Strong Museum of Play

500+

New Housing Units
Developed Nearby

- ▶ Three commercial buildings available for purchase individually or as a portfolio
- ▶ Total ~26,150 SF of space in diverse configurations
- ▶ Steps from the Strong National Museum of Play and new Hampton Inn
- ▶ Surrounded by new multi-family developments with growing population

PORTFOLIO ASKING PRICE | **\$2,735,000** | ~7.5% BLENDED CAP



PROPERTY OVERVIEW

Location	Lower Monroe Ave, Rochester, NY 14607
Submarket	Inner Loop East / Neighborhood of Play
Property Type	Mixed-Use Commercial (Retail / Office)
Buildings	Three street-facing buildings
Total Available SF	Approximately 26,150 SF
Asking Price	\$2,735,000 (Portfolio) ~7.5% Blended Cap
Transit	RTS bus; walkable/bikeable to Downtown



Aerial view of Lower Monroe Avenue corridor

171–183 Monroe

6,736 SF | Retail | Ground

\$565,000 | 7.5% Cap Rate

182–186 Monroe

8,614 SF | Residential | Retail

\$995,000 | 7.5% Cap Rate

190–194 Monroe

10,800 SF | Loft / Event | Retail

\$1,175,000 | 7.5% Cap Rate

171-183 MONROE AVENUE

GROUND-LEVEL RETAIL



This fully occupied ground-level retail property features a restaurant and two additional retail spaces, all with excellent Monroe Avenue street frontage and visibility.

CURRENT TENANTS:

- ▶ Rella Oysters
- ▶ Christian Science Reading Room
- ▶ Xquisite Boutique

ASKING PRICE | **\$565,000** | ~7.5% CAP RATE



182-186 MONROE AVENUE

GROUND-LEVEL RETAIL



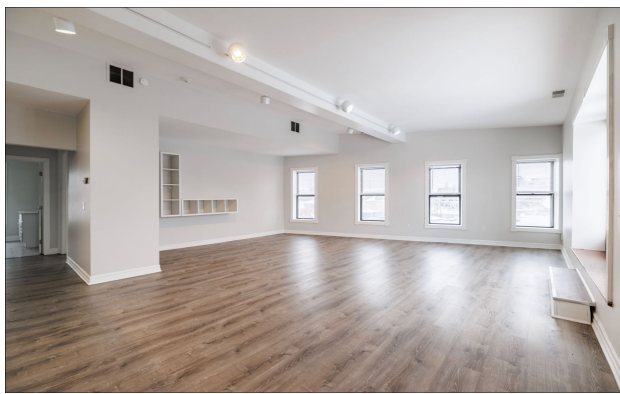
This fully occupied ground-level retail property features a penthouse apartment, restaurant, and two additional retail spaces all with excellent Monroe Avenue street frontage and visibility.

CURRENT TENANTS:

- ▶ Square Blue Tattoos
- ▶ Pastry Maker
- ▶ Penthouse Apt
- ▶ ROC Pedal Tours

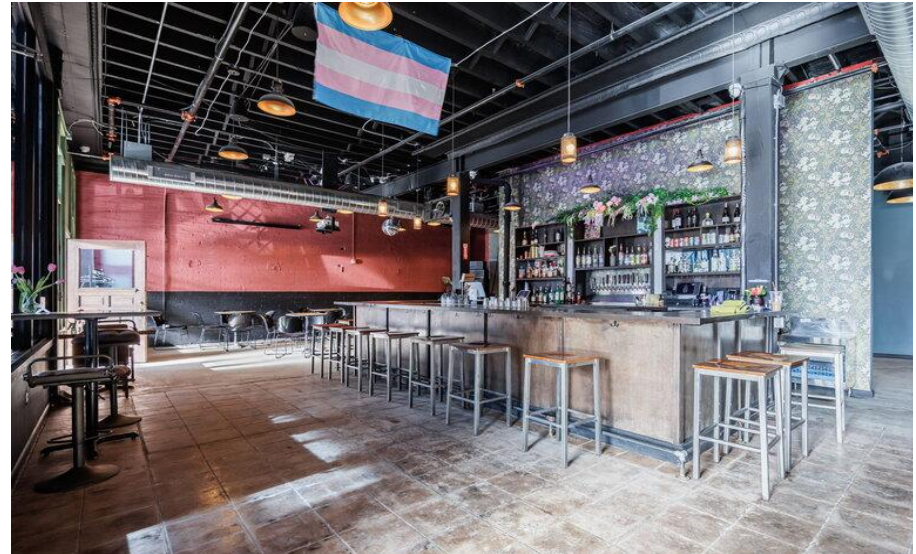
186 MONROE AVENUE

PENTHOUSE



190-194 MONROE AVENUE (Yellow Square)

BAR & RESTAURANT / SALON STUDIO / ARTIST LOFT



This fully occupied mixed-use property in the heart of Rochester's revitalized Lower Monroe Avenue corridor includes a tattoo parlor, bakery, and garage bays.

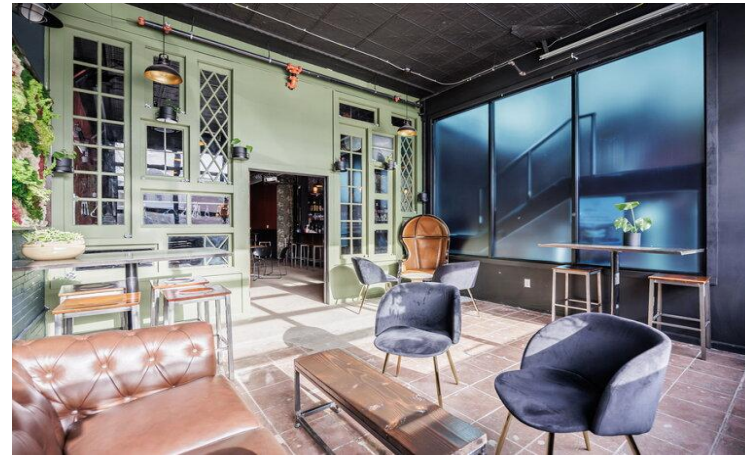
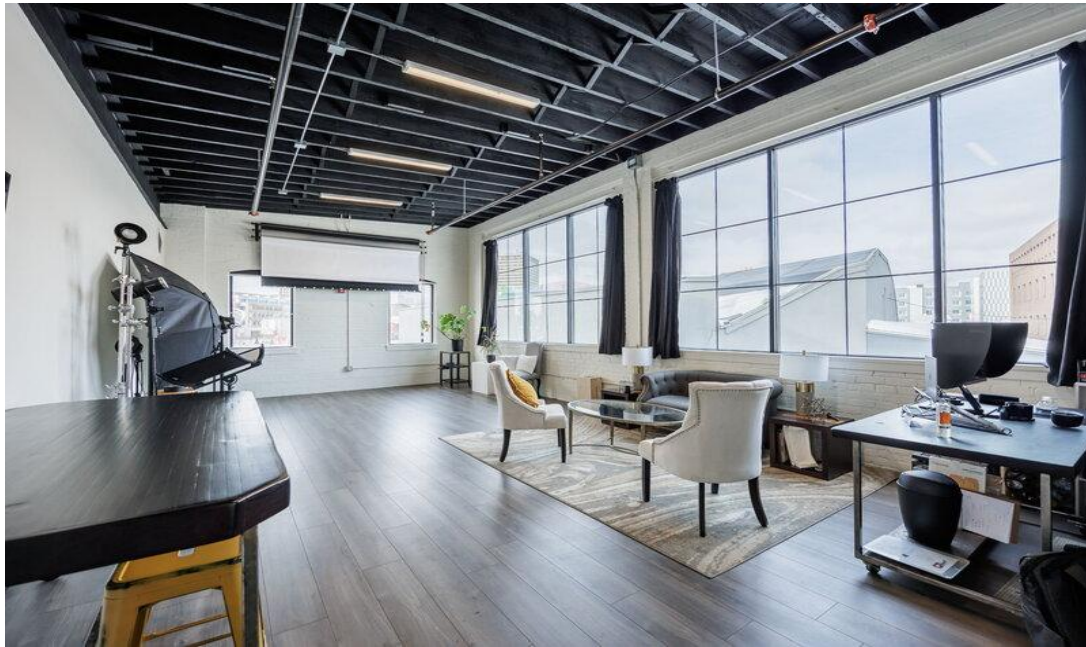
CURRENT TENANTS:

- ▶ Bar / Restaurant
- ▶ Artist Loft / Workshop Space
- ▶ Salon Studio

ASKING PRICE | **\$1,175,000** | ~7.5% CAP RATE

190-194 MONROE AVENUE

BAR / RESTAURANT / ARTIST LOFT



This two-story 10,800 SF building offers 5,400 SF of expansive loft-style space on the second floor, with high ceilings, exposed structure and ductwork, and multiple access points including a large freight elevator.

LOCATION & NEIGHBORHOOD

Lower Monroe Avenue occupies a strategic position at the southern gateway to the Rochester Inner Loop East redevelopment district and the Neighborhood of Play. The area has been transformed from a highway-divided corridor, into a vibrant pedestrian-friendly urban district.

- ▶ Steps from Strong National Museum of Play
- ▶ Adjacent to new Hampton Inn & Suites (175 rooms)
- ▶ Walking distance to Downtown Rochester
- ▶ Connected to Park Avenue neighborhood
- ▶ Multiple RTS bus routes
- ▶ Near I-490 for regional access
- ▶ ROC Airport within 15 minutes



INNER LOOP EAST & NEIGHBORHOOD OF PLAY

Rochester's Inner Loop East Transformation Project is nationally recognized as one of the most successful highway-to-boulevard conversions in the United States. The \$22 million project filled in two-thirds of a mile of sunken expressway, creating six acres for redevelopment and catalyzing over \$400 million in private investment.

\$100M

Neighborhood of
Play Investment

90K SF

Museum
Expansion

175

Hotel
Rooms

6 Acres

Opened for
Development

2024 Build America Award Winner • National Blueprint for Highway Removal

AREA AMENITIES & ATTRACTIONS

CULTURAL

500K+

ANNUAL VISITORS

- ▶ Strong Museum of Play & Video Game Hall of Fame
- ▶ George Eastman Museum
- ▶ Rochester Jazz Festival (200K+ visitors)

HOSPITALITY & DINING

175

HOTEL ROOMS ADJACENT

- ▶ Hampton Inn & Suites on-site
- ▶ Multiple local bars & restaurants
- ▶ Park Avenue dining walkable

DEVELOPMENT

\$225M

PLANNED INVESTMENT

- ▶ 500+ new housing units nearby
- ▶ Inner Loop North transformation
- ▶ Ongoing private investment & growth

NEIGHBORHOOD OF PLAY

AVAILABLE FOR SALE

\$2,735,000

~7.5% BLENDED CAP RATE

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Rochester, New York 14607

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