

EXISTING ATM AT TRAFFIC LIGHT

2560 Monroe Avenue

Rochester (Brighton), NY 14618



VENTURE
BROKERAGE GROUP



AVAILABLE OPPORTUNITY

- » **FOR SALE:** Call for pricing
- » Existing ATM on 0.46 +/- acres
- » ESL ATM equipment/signage to be removed

PROPERTY HIGHLIGHTS

- » Rare location for ATM drive-thru use
- » Prime location on Monroe Avenue (NY-31) in the heart of the Brighton/Pittsford retail corridor at the signalized intersection on Monroe Avenue & Westfall Rd
- » Accessible from both Monroe Avenue, Allens Creek Road & Westfall Road with excellent visibility/signage
- » Across the street from Interstate 590 on-ramp/exit which as traffic counts of 86,405 VPD



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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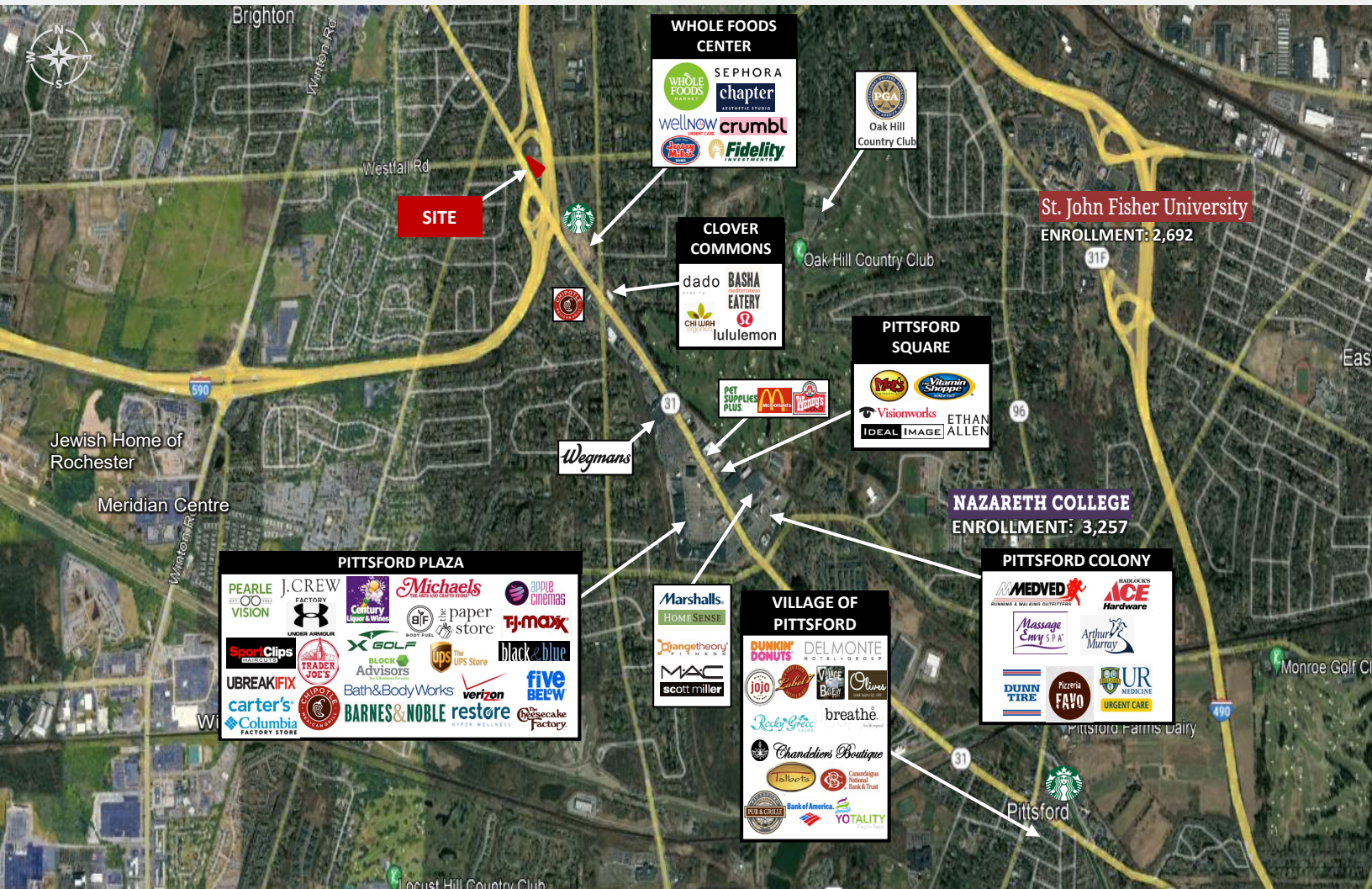
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MARKET AERIAL



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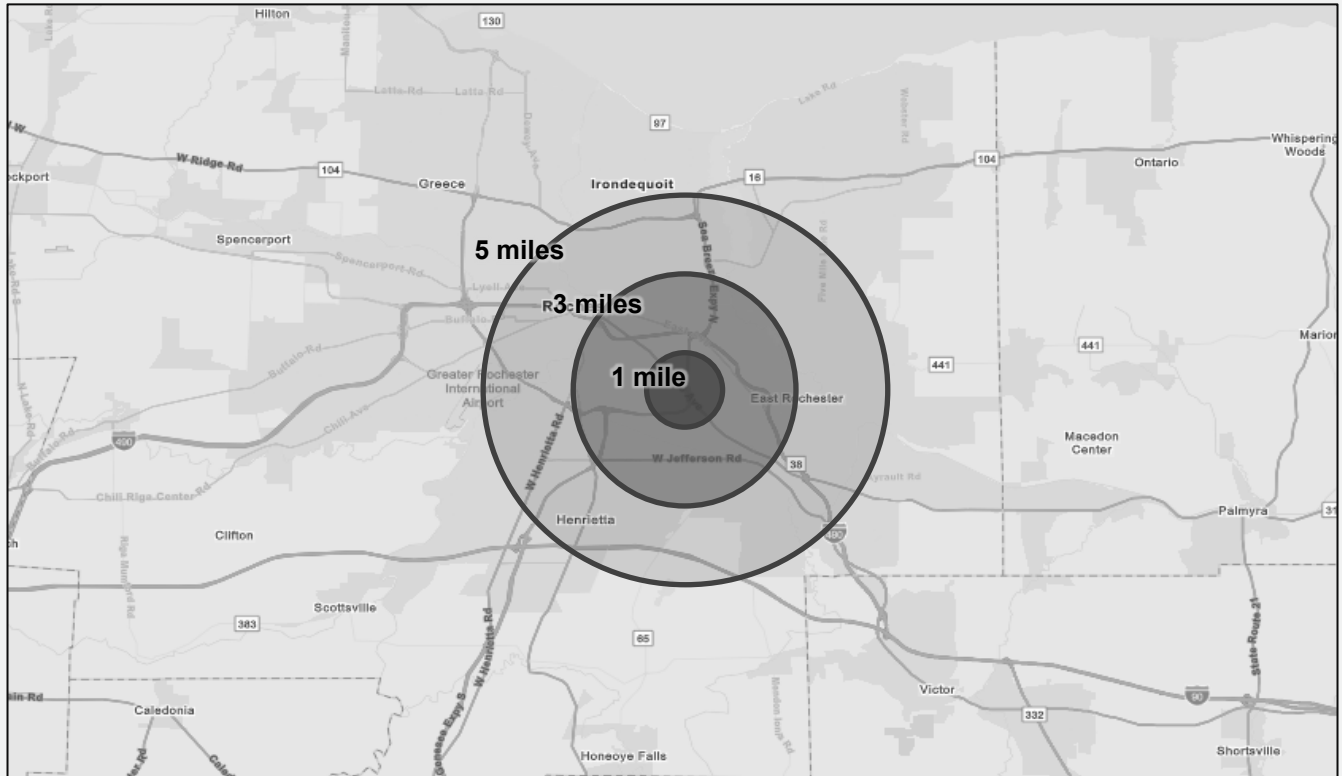


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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	8,011	77,357	233,842
Daytime Population	9,823	99,588	296,821
Households	3,253	37,136	105,909
Average Household Income	\$188,542	\$123,093	\$99,369



4,570
Businesses



69,275
Employees



\$305,797
Median Home Value



37.4
Median Age

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