



# 4776 Lake Ave

Rochester, NY 14612



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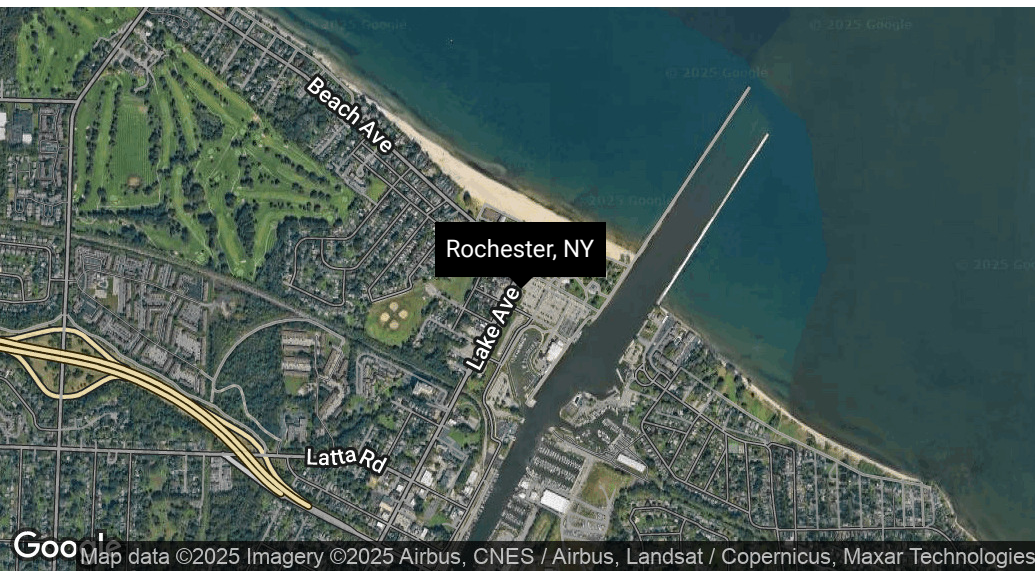
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# FOR LEASE | 4776 Lake Ave

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## LOCATION DESCRIPTION

Located in Charlotte, Rochester's northernmost neighborhood, this area offers a vibrant waterfront lifestyle along Lake Ontario's shoreline and the Genesee River. Charlotte is home to Ontario Beach Park and the historic Charlotte-Genesee Lighthouse, making it a desirable spot for both residents and visitors. Originally an independent village once known as the "Coney Island of the West," Charlotte blends a rich history with modern amenities. This location provides abundant recreational options, including boating, fishing, beach outings, and a variety of dining, parks, and community events. Perfect for those seeking a lively suburban setting with easy access to Lake Ontario. Charlotte, the northernmost neighborhood of Rochester, offers a vibrant waterfront lifestyle along the shoreline of Lake Ontario and the Genesee River. This area is home to Ontario Beach Park and the historic Charlotte-Genesee Lighthouse, making it a desirable destination for both residents and visitors. Originally an independent village once known as the "Coney Island of the West," Charlotte combines rich history with modern amenities.

The neighborhood provides numerous recreational opportunities, including boating, fishing, and beach outings. It also offers a variety of dining options, parks, and community events. It's an ideal location for those seeking a lively suburban atmosphere with easy access to Lake Ontario.

## LOCATION DETAILS

Market	Rochester
Sub Market	Charlotte
County	Monroe
Cross Streets	Beach Ave
Township	Charlotte

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## OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (MG)
Building Size:	1,924 SF
Lot Size:	0.11 Acres
Year Built:	1970
Renovated:	2021
Zoning:	H-V Harbor District
Market:	Rochester
Submarket:	Charlotte
Traffic Count:	4,729

## PROPERTY OVERVIEW

1,924 SF restaurant located at 4776 Lake Ave in Charlotte, NY, overlooking Ontario Beach Park and Lake Ontario. Features include an outdoor dining deck, large windows with lake views, 18' of under-hood cooking space, walk-in cooler and freezer, and ample public parking. Positioned near one of Rochester's most popular public parks, this site is well-suited for a restaurant operator seeking a high-visibility location.

## PROPERTY HIGHLIGHTS

- 1,924 SF Restaurant
- Ample Parking
- Outdoor Seating
- Scenic Views

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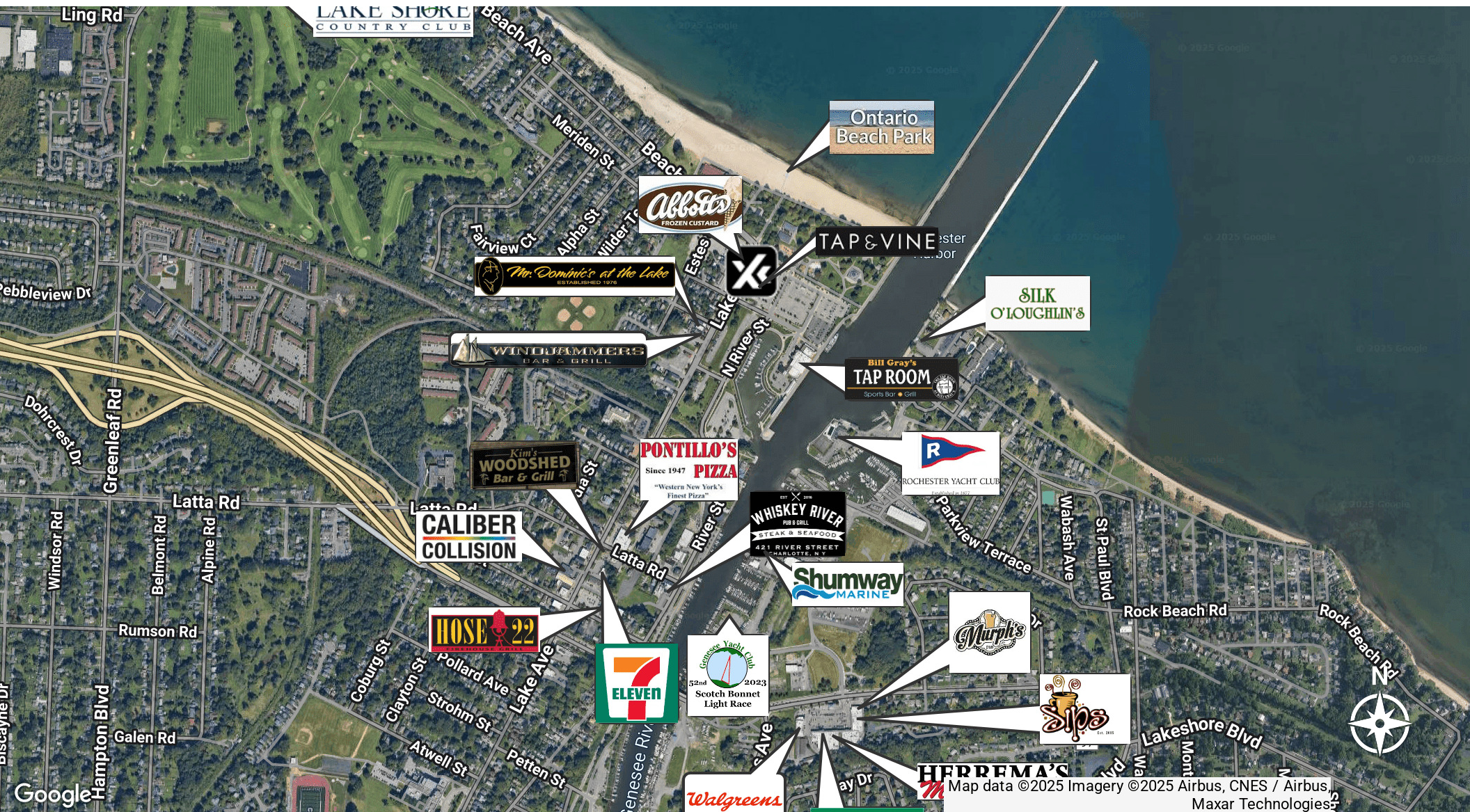


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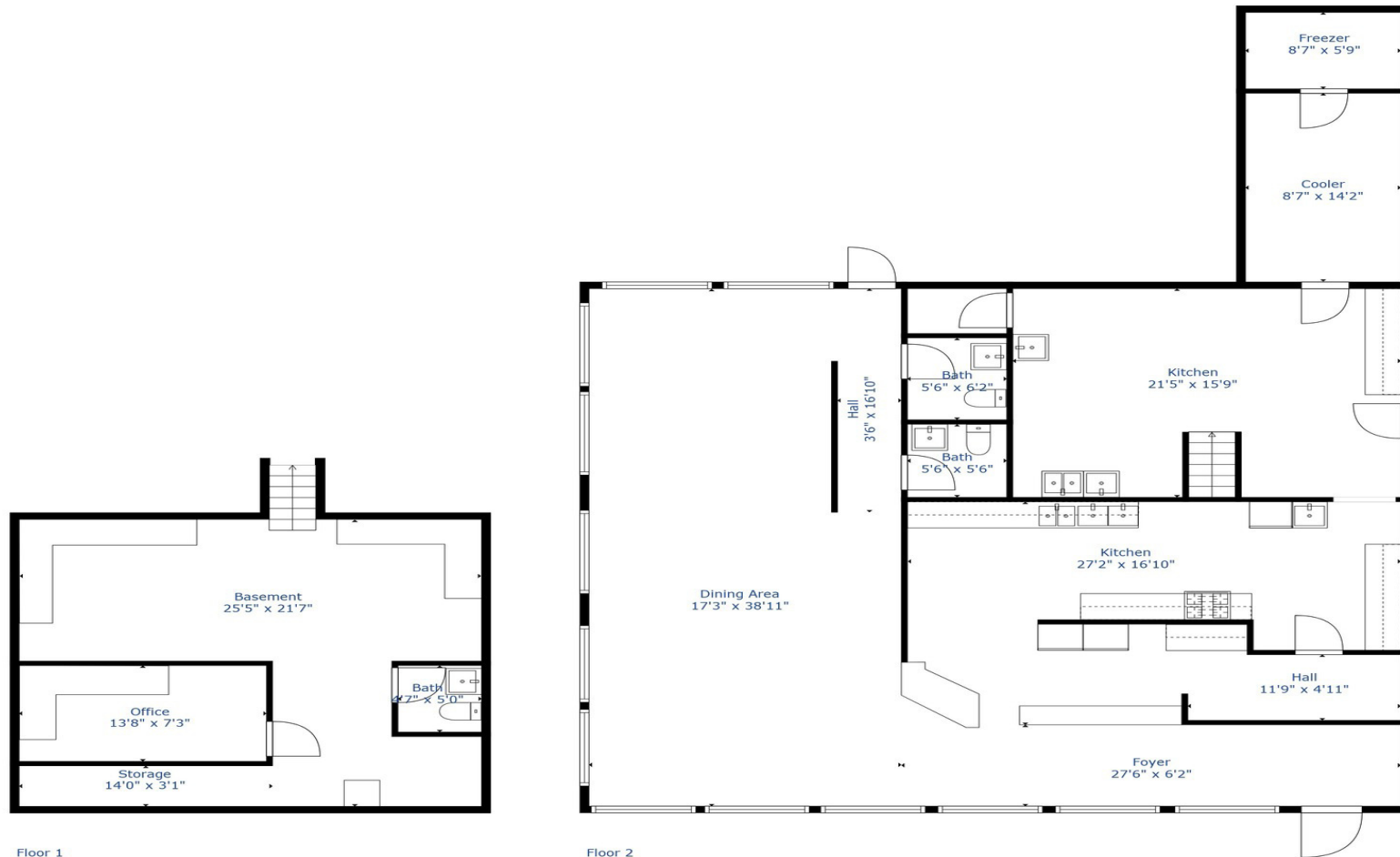
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VIDEO TOUR



**TOTAL: 1870 sq. ft**  
BELOW GROUND: 139 sq. ft, FLOOR 2: 1731 sq. ft  
EXCLUDED AREAS: STORAGE: 43 sq. ft, BASEMENT: 381 sq. ft, UNDEFINED: 18 sq. ft,  
FREEZER: 52 sq. ft, COOLER: 122 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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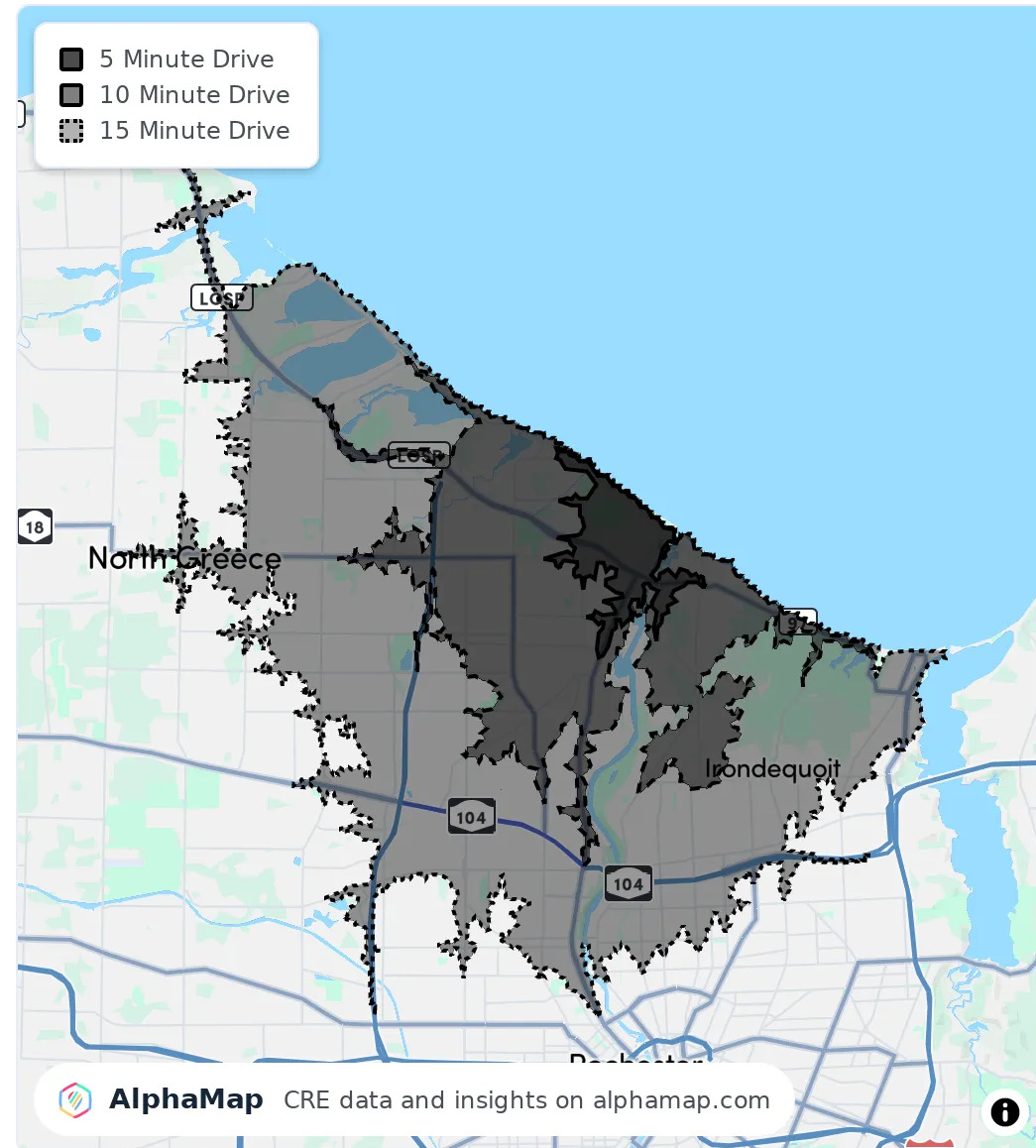


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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	2,574	30,741	100,692
Average Age	48	43	43
Average Age (Male)	48	42	41
Average Age (Female)	49	44	44

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	1,382	14,022	43,812
Persons per HH	1.9	2.2	2.3
Average HH Income	\$60,226	\$79,560	\$88,094
Average House Value	\$168,699	\$176,248	\$199,470
Per Capita Income	\$31,697	\$36,163	\$38,301



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