

FORMER RESTAURANT FOR LEASE

# 1890 S. Clinton Avenue

ROCHESTER, NY 14618

**V**  
**VENTURE**  
BROKERAGE GROUP



## AVAILABLE OPPORTUNITY

- » FOR LEASE
- » 6,624SF former restaurant on 1.10 acres

## PROPERTY HIGHLIGHTS

- » Prime location in popular neighborhood shopping center, the Shoppes at Lac De Ville on South Clinton Avenue in the Town of Brighton
- » Less than 1 miles from Interstate 590 and Interstate 390
- » Just over one mile from Strong Memorial Hospital & the University of Rochester with a total enrollment of approximately 12,000 graduate and undergraduate students
- » Excellent visibility/signage & ample parking
- » Proximity (2.70 miles) to Monroe Community College with a total enrollment of 17,499 students



## FOR MORE INFORMATION, PLEASE CONTACT:



**JANELL VANEGAS**  
Licensed Real Estate Broker  
585.615.1102 (c)  
[Janell@VentureBrokerageGroup.com](mailto:Janell@VentureBrokerageGroup.com)

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## PROPERTY PHOTOS



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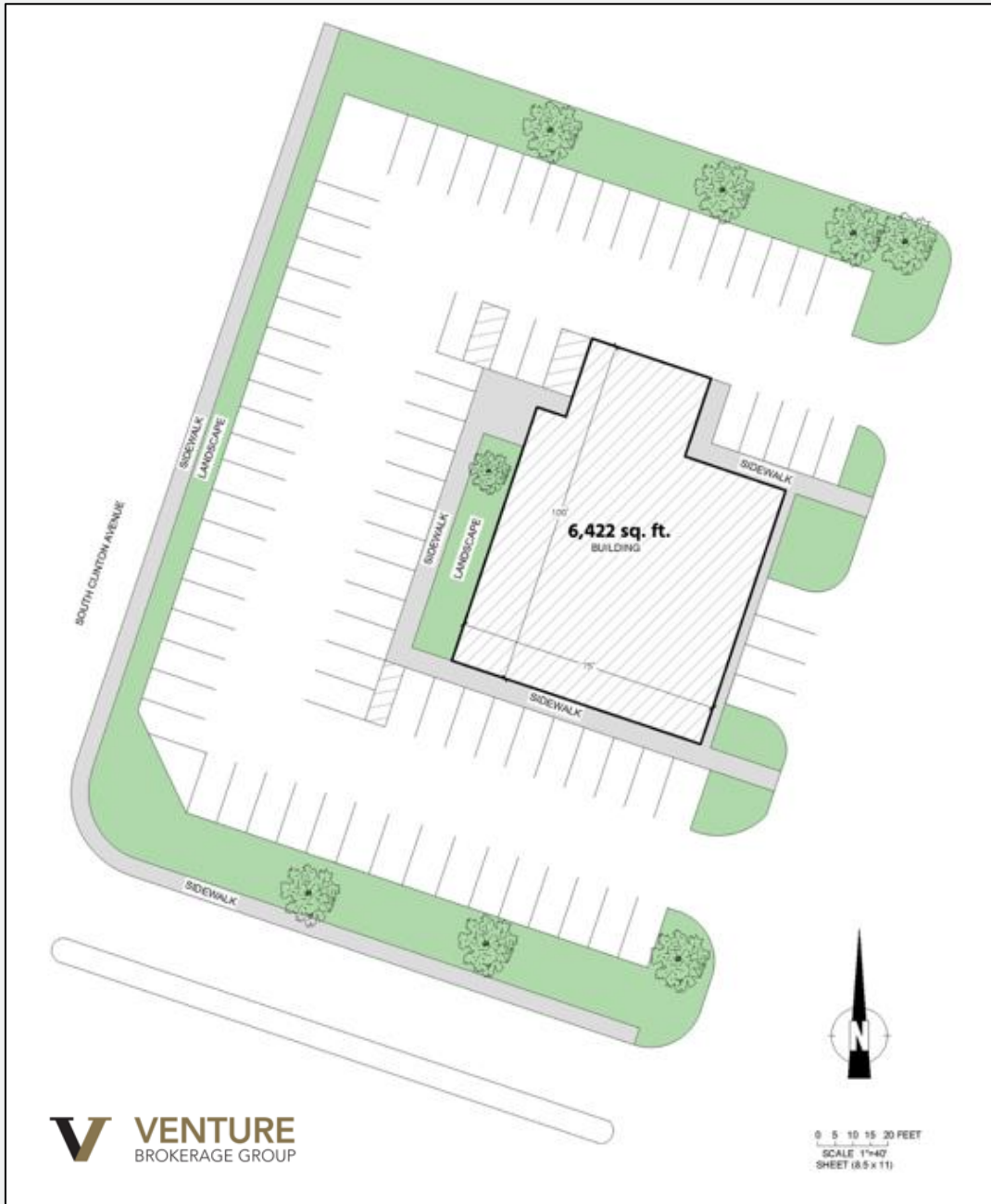
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## SITE PLAN



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## MARKET AERIAL



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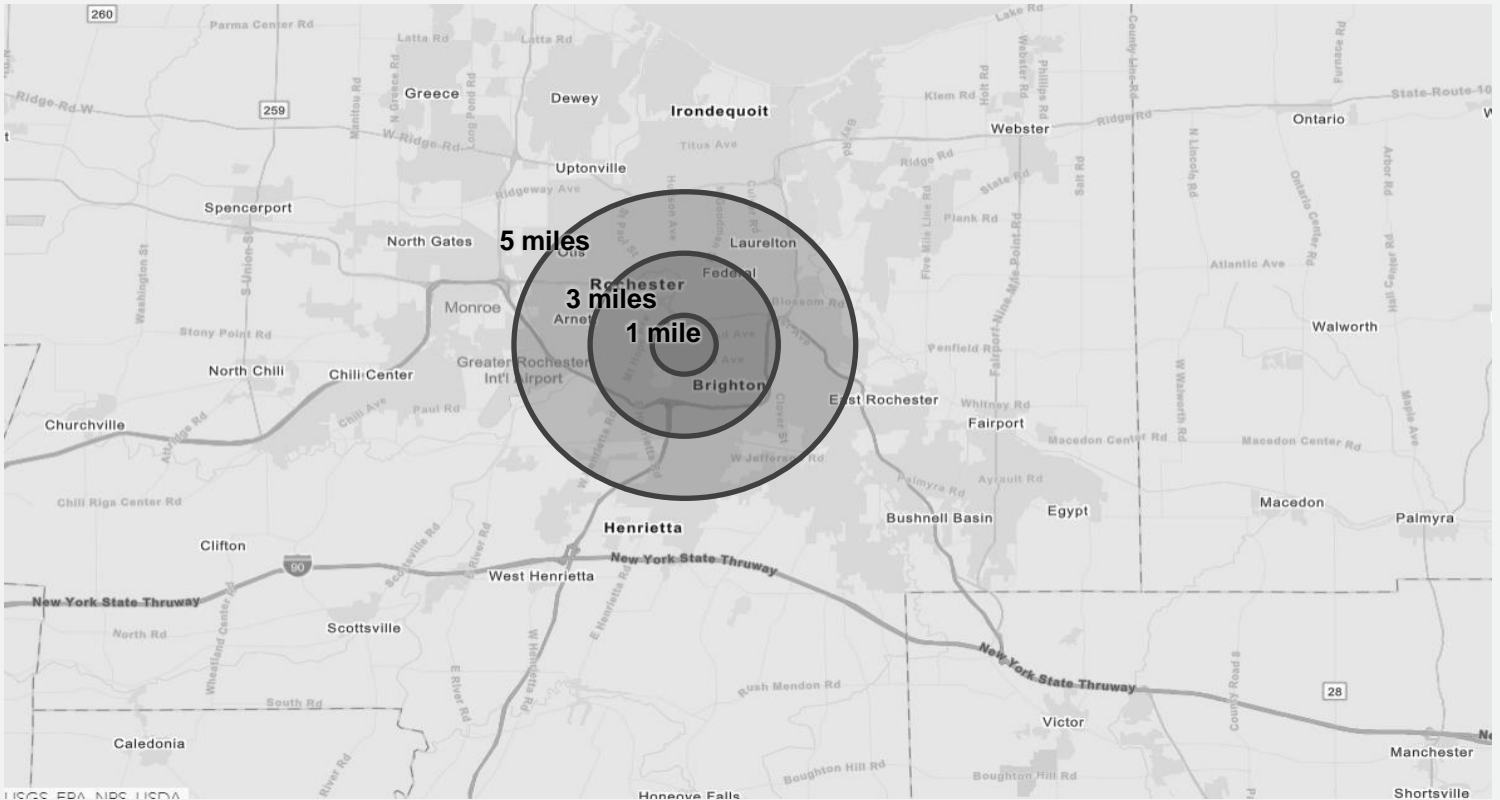
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## DEMOGRAPHICS



DEMOGRAPHICS SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	8,485	116,642	282,799
Daytime Population	17,261	137,094	372,917
Households	4,096	54,870	120,832
Average Household Income	\$95,054	\$88,126	\$81,530



**7,596**  
Businesses



**175,311**  
Employees



**\$210,740**  
Median Home Value



**34.7**  
Median Age

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