



# 4705 Lake Ave

Rochester, NY 14612



eXp Commercial | 165 Broadway Suite 23rd Floor | New York, NY 10006 |

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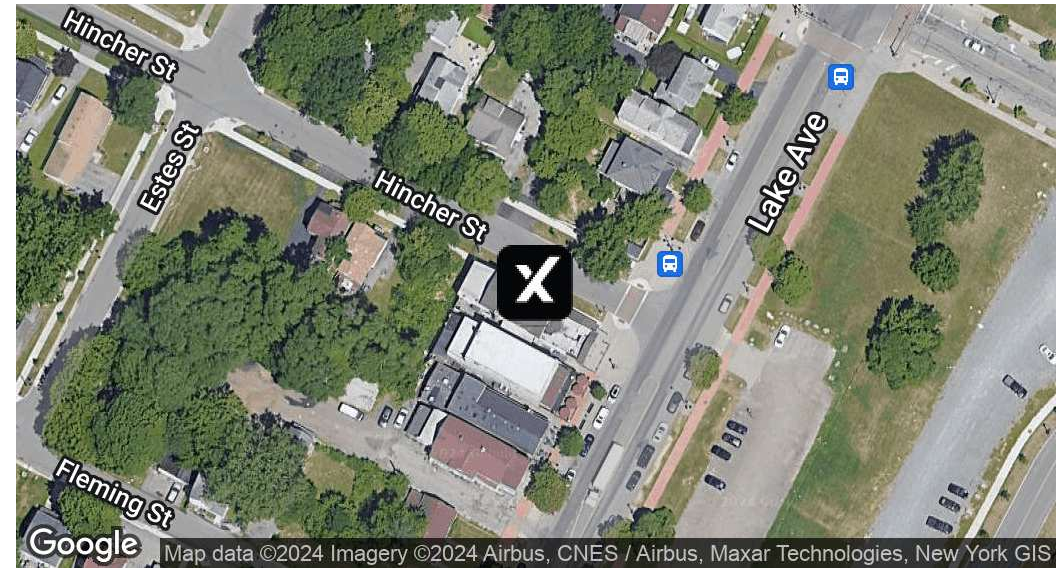
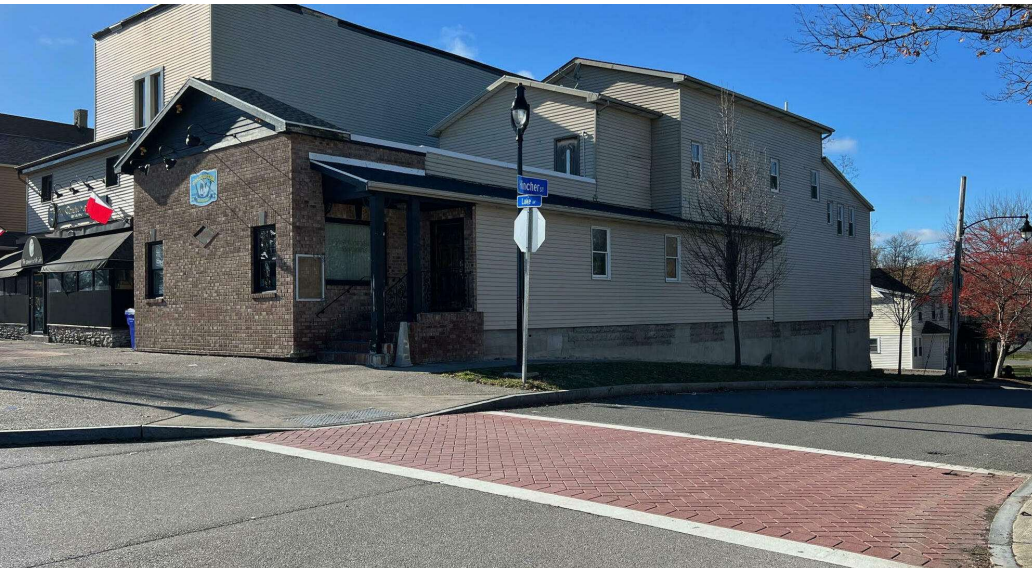
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# FOR LEASE | 4705 Lake Ave

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## Offering Summary

Lease Rate:	\$14.00 SF/yr (MG)
Building Size:	3,484 SF
Available SF:	2,751 SF
Lot Size:	3,519 SF
Year Built:	1900
Renovated:	2015
Zoning:	H-V Harbortown Village
Market:	Rochester
Submarket:	Charlotte (Harbor Town)

## Property Overview

Nestled in the vibrant heart of Rochester's dining and entertainment district in Charlotte, this restaurant/bar offering at 4705 Lake Avenue presents an unparalleled opportunity for seasoned operators to establish or expand their footprint in a thriving community. Boasting a spacious 1,751 square feet, complemented by additional storage in a convenient walkout basement, this venue fully supports your culinary vision from day one.

It is equipped with a hood and Ansul system and a full bar area ready to serve your signature drinks to a lively and eager clientele. Situated amidst popular locales such as Abbott's Custard, Bill Gray's, Mr. Dominic's, Windjammers, Jose Joe's, Hose 22, and Whiskey River, your business will be in good company.

Just two blocks from Ontario Beach Park, this location benefits from foot traffic and proximity to major events like The Polar Plunge, Harbor Fest, Concerts by the Shores, and various beach activities.

Seize the opportunity to create your next success story in Rochester's bustling culinary landscape. Contact us today to discuss how we can partner in your journey toward becoming a local favorite at this exceptional location.

## Property Highlights

- Move-in Incentives
- Kitchen / Full Bar
- Newly Remodeled Bathrooms

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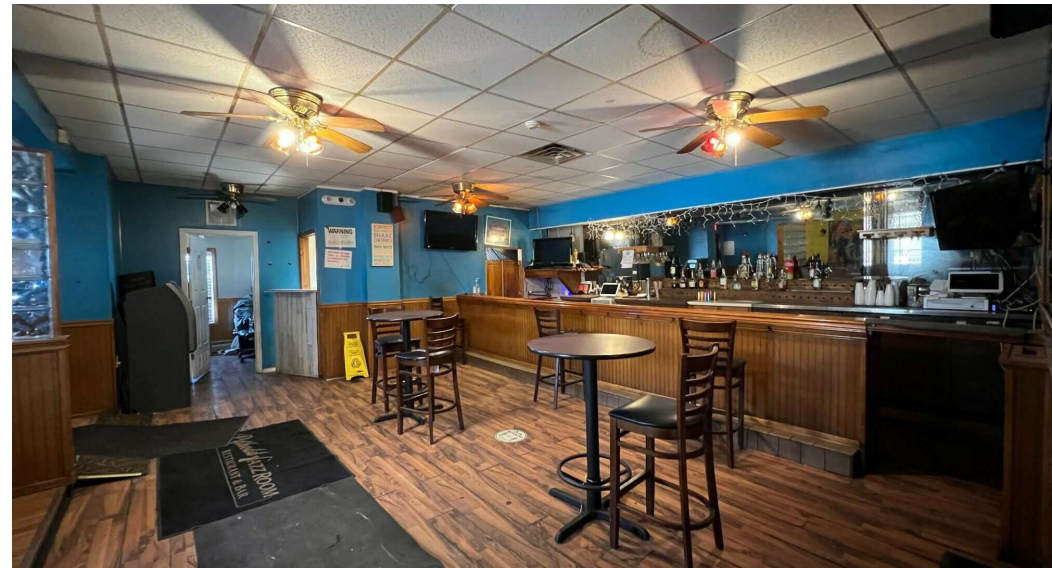
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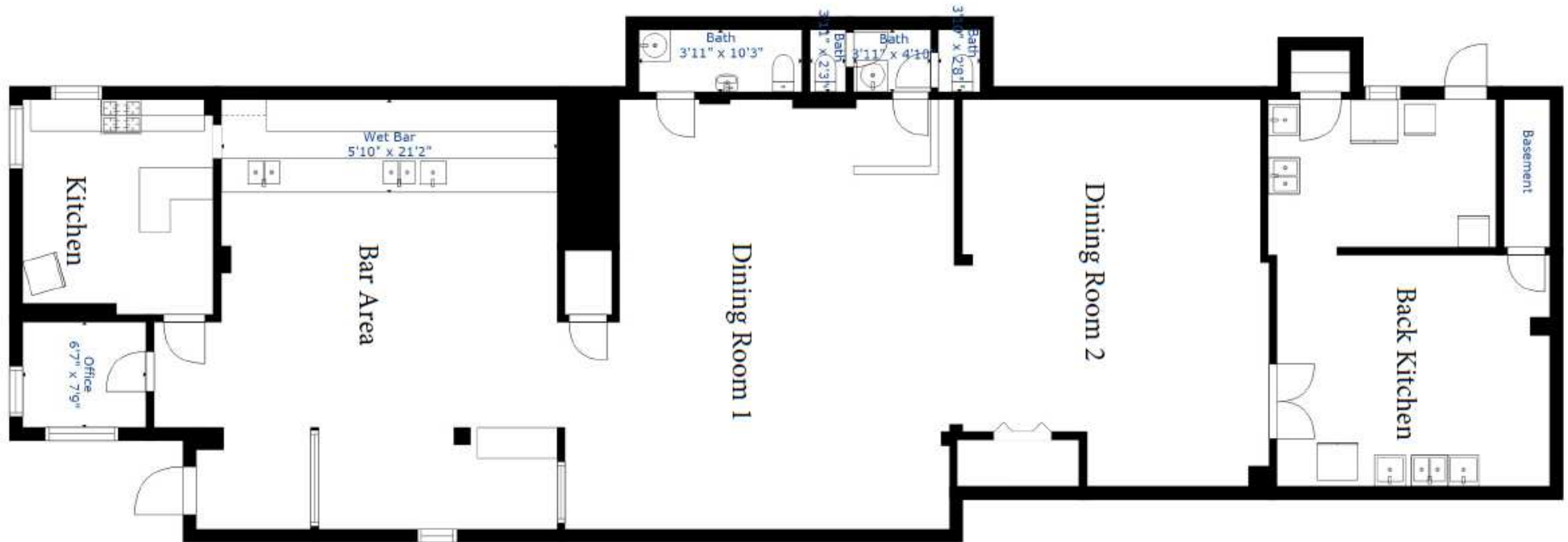
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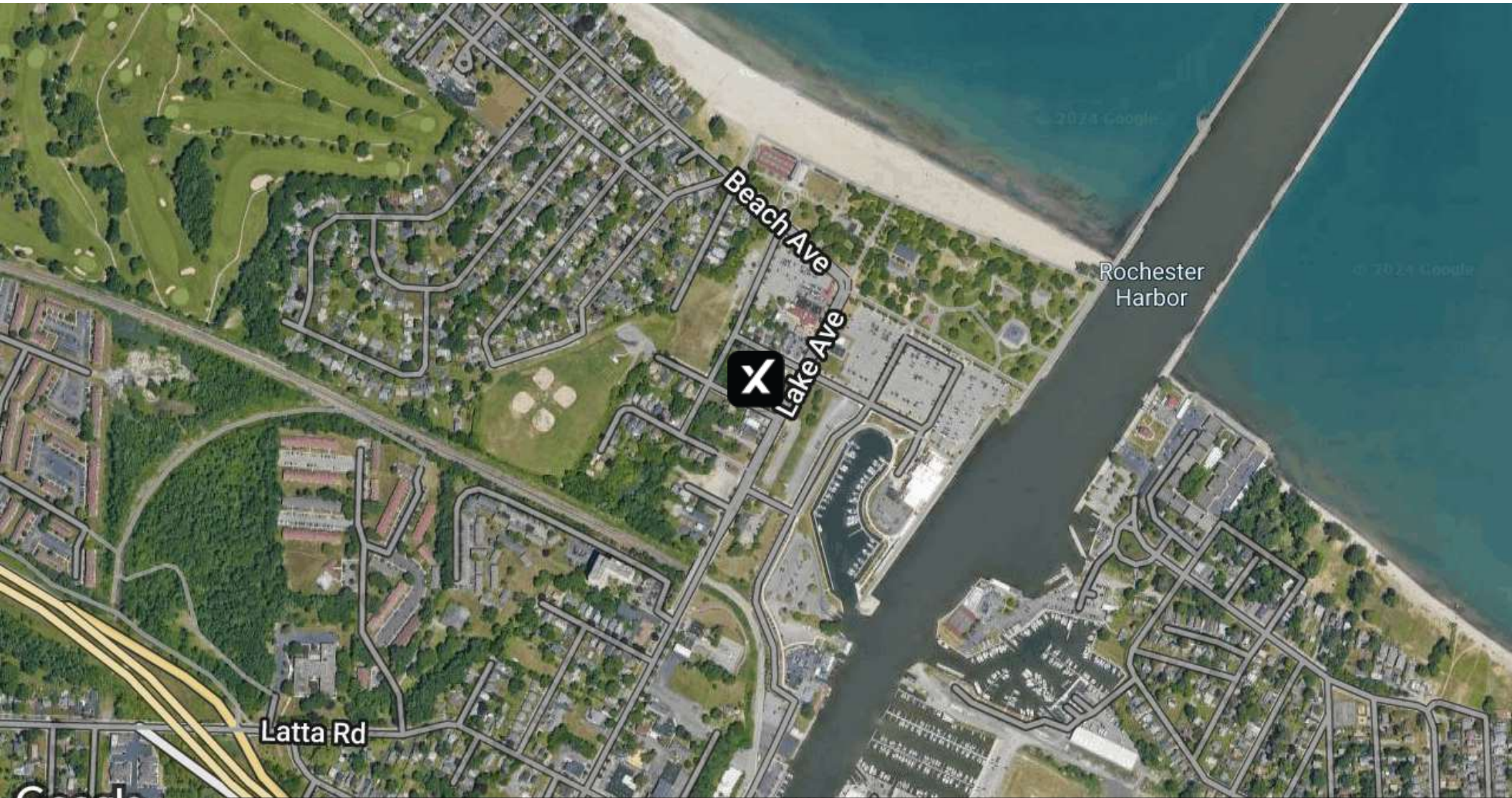
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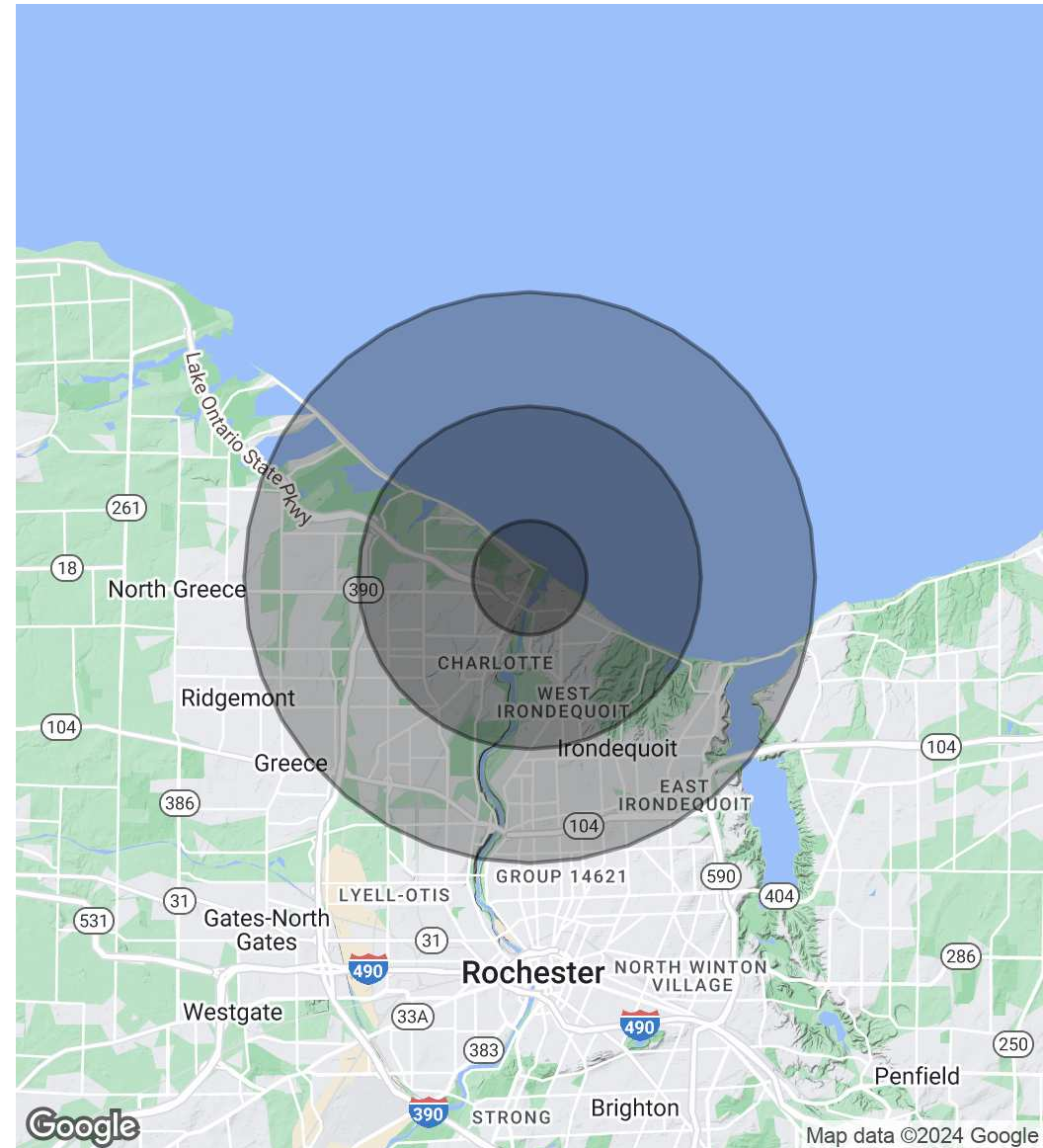
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Population	1 Mile	3 Miles	5 Miles
Total Population	6,743	43,335	131,175
Average Age	46.3	42.1	42.7
Average Age (Male)	46.8	41.6	40.5
Average Age (Female)	46.7	43.4	44.5

Race	1 Mile	3 Miles	5 Miles
% White	79.2%	84.0%	75.8%
% Black	9.5%	8.3%	14.4%
% Asian	0.4%	0.6%	2.3%
% Hawaiian	0.0%	0.0%	0.2%
% American Indian	0.4%	0.1%	0.2%
% Other	2.7%	1.8%	2.9%

\* Demographic data derived from 2020 ACS - US Census



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