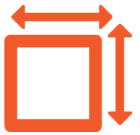
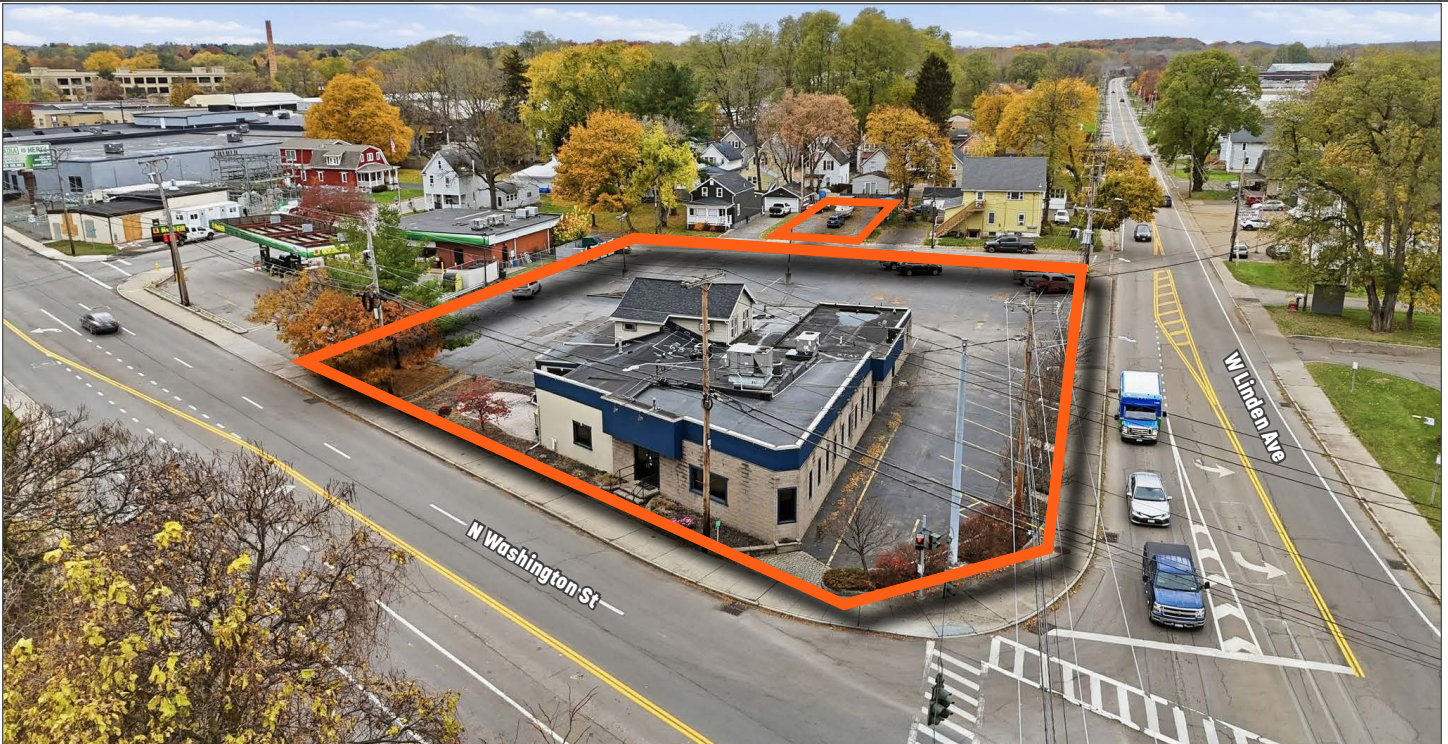


FOR SALE

311 N WASHINGTON ST, EAST ROCHESTER, NY 14445

Caliber
Commercial Brokerage



5,797 ±
SF AVAILABLE



18,193
VEHICLES PER DAY



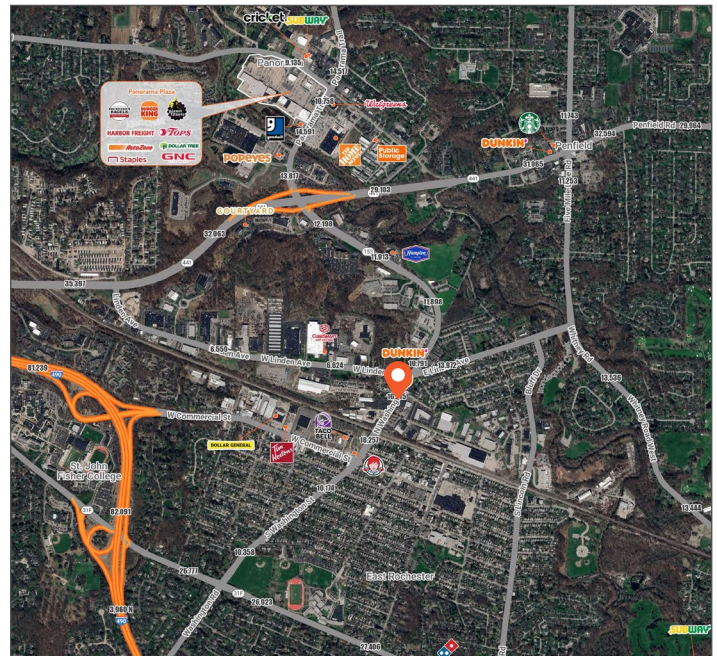
\$699,000
LIST PRICE

OFFERING SUMMARY

Property Type	Restaurant/Redevelopment
Building Size	5,797± SF
Lot Size:	0.86 ± Acres
Traffic Counts	N Washington St: 18,193/vpd W Linden Ave: 6,932/vpd
Parking	80 Spaces
List Price	\$699,000

PROPERTY HIGHLIGHTS

- 5,797 ± SF freestanding building on 0.86 acres
- Additional lot available – ideal for expansion, new build, or increased parking
- Strong potential for restaurant reuse or commercial redevelopment
- Prime corner location
- One-story building with 64' frontage and direct curb access



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	8,869	58,152	151,967
Median HH Income	\$73,990	\$98,354	\$105,427
Households	4,097	25,022	66,453
Employees	4,027	25,241	58,853

FOR SALE

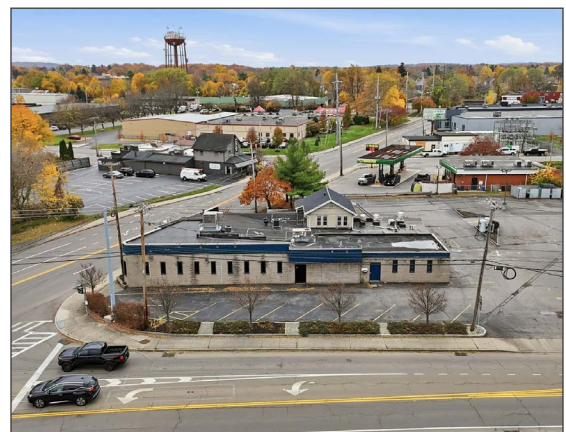
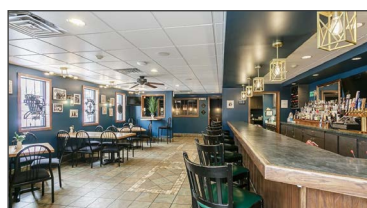
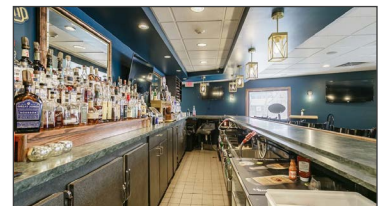
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PROPERTY HIGHLIGHTS

- Zoned for flexible commercial uses
- Affluent trade area: \$98K+ median household income (3-mile radius)
- Minutes from Piano Works Mall, a mixed-use retail and office center with dining, fitness, and specialty shops
- Short drive to Pittsford Plaza, Wegmans, Marshalls, and Trader Joe's which enhance the area's regional retail draw
- Surrounding neighborhoods offer a mix of residential density and steady commercial traffic that support a wide range of retail and service uses



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