



RE/MAX PLUS

2171 Monroe Ave

800.807.3629

REMAX-PLUS-NY.COM

FOR LEASE

RETAIL PROPERTY

RESTAURANT SITE AVAILABLE

4768 LAKE AVENUE, ROCHESTER, NY 14612



FOR MORE INFORMATION,
CONTACT:

MICHAEL CONROY

Licensed Real Estate Salesperson

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NY #10401296934

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OFFERING SUMMARY

Lease Rate:	\$3,600 per month (MG)
Building Size:	3,600 SF
Available SF:	3,600 SF
Lot Size:	0.12 Acres
Year Built:	1960
Renovated:	2018
Zoning:	H-V Harbortown Village District
Market:	Rochester

PROPERTY OVERVIEW

Restaurant / Bar available for lease in Charlotte. Seating capacity for 139 plus an outdoor patio for additional seating. This restaurant site has a beautiful view overlooking the Ontario Beach Park, Lake Ontario, and the Genesee River. Heavy summer foot and vehicle traffic with dense rooftop population just minutes from downtown Rochester.

PROPERTY HIGHLIGHTS

- Fully Built Out as a Restaurant or Café Space
- Central Air and Heating
- Security System
- Large Commercial Kitchen w/ Hood System
- Bar In Place
- Walk-in Cooler & Freezer
- Seats 139



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ADDITIONAL PHOTOS

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LOCATION MAPS

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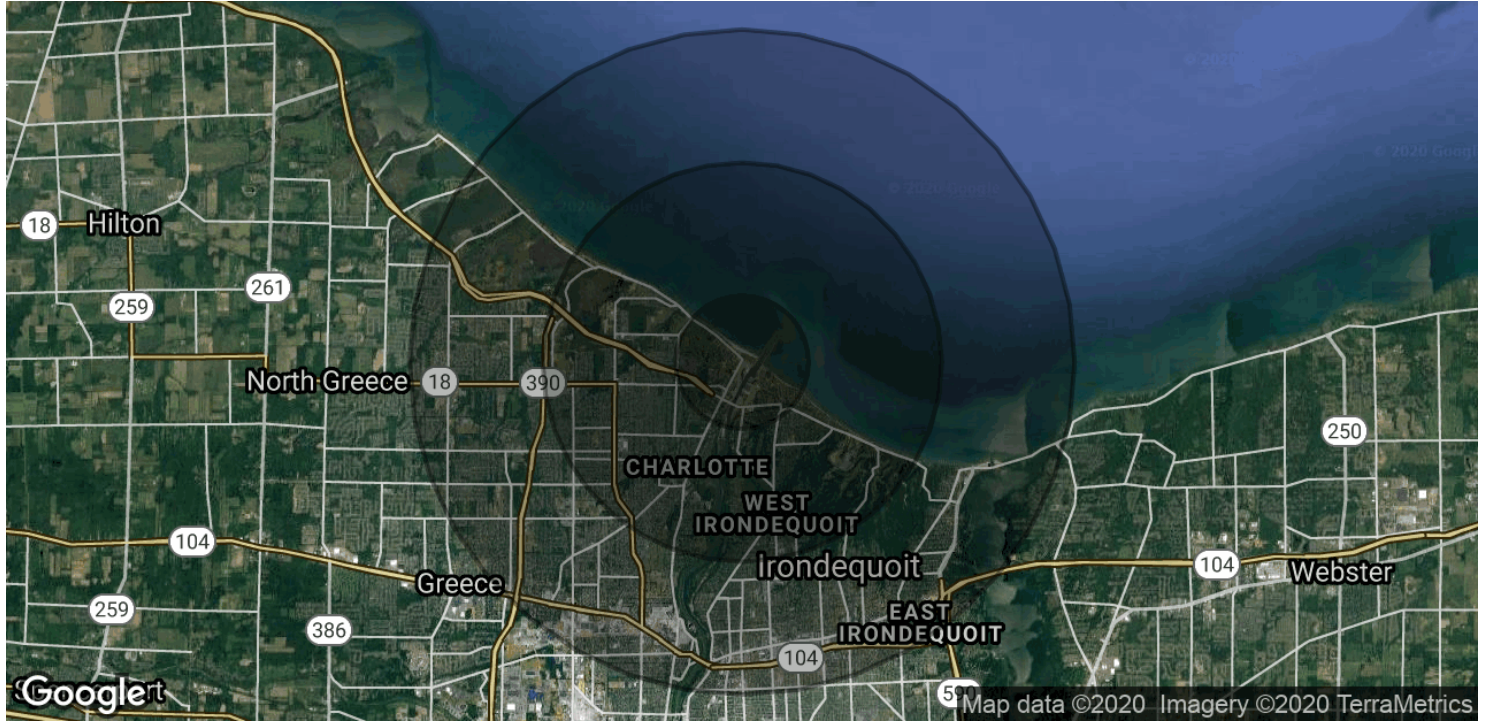
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,158	44,176	128,991
Median age	44.2	40.9	40.2
Median age (Male)	40.8	38.9	38.2
Median age (Female)	46.6	42.6	41.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,857	19,007	54,616
# of persons per HH	2.2	2.3	2.4
Average HH income	\$52,816	\$59,379	\$55,448
Average house value	\$134,965	\$129,550	\$123,898

* Demographic data derived from 2010 US Census

