

850 East Ridge Road

Rochester, NY 14617



VENTURE
BROKERAGE GROUP



AVAILABLE OPPORTUNITY

- » FOR SALE/LEASE
- » 1.10 acre development site
- » 5,532 SF. existing restaurant
- » For sale/ground lease/build to suit lease

PROPERTY HIGHLIGHTS

- » Excellent restaurant/development opportunity with multiple potential uses in C - Business Zoning District
- » Within Irondequoit retail corridor next to popular retailers such as Walmart, Top's, Panera & Chick Fil A
- » Prime location just off Route 104
- » Traffic Counts: 21,309 VPD on Route 104



FOR MORE INFORMATION, PLEASE CONTACT:



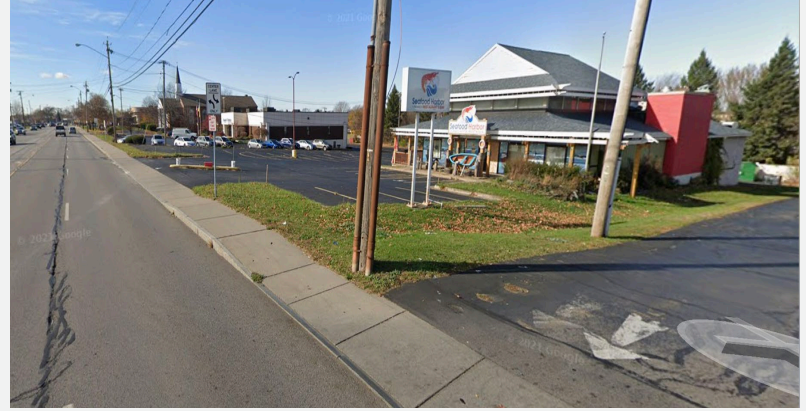
JANELL VANEGAS
Licensed Real Estate Broker
585.615.1102 (c)
Janell@VentureBrokerageGroup.com



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SITE PHOTOS



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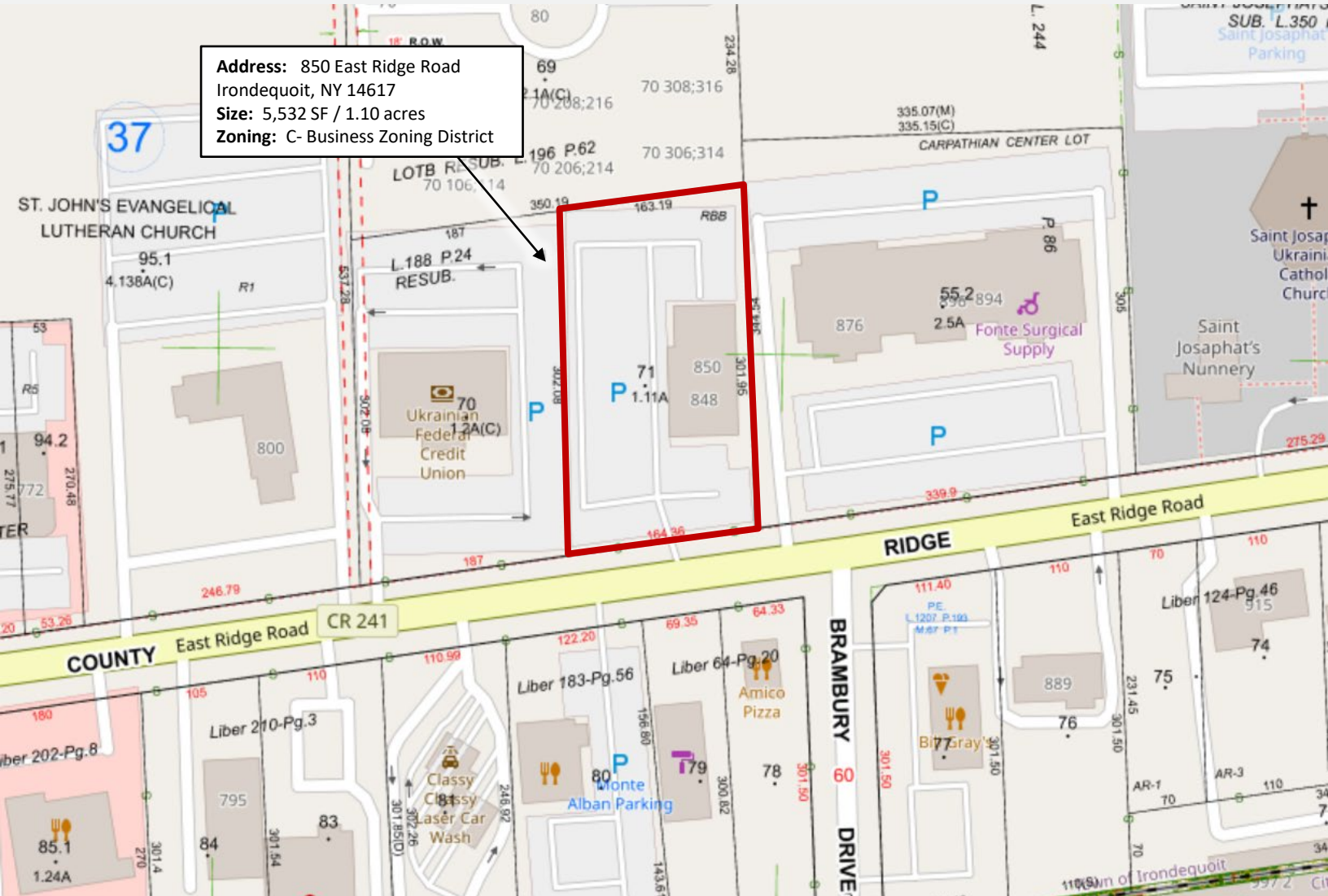
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TAX MAP



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MARKET AERIAL



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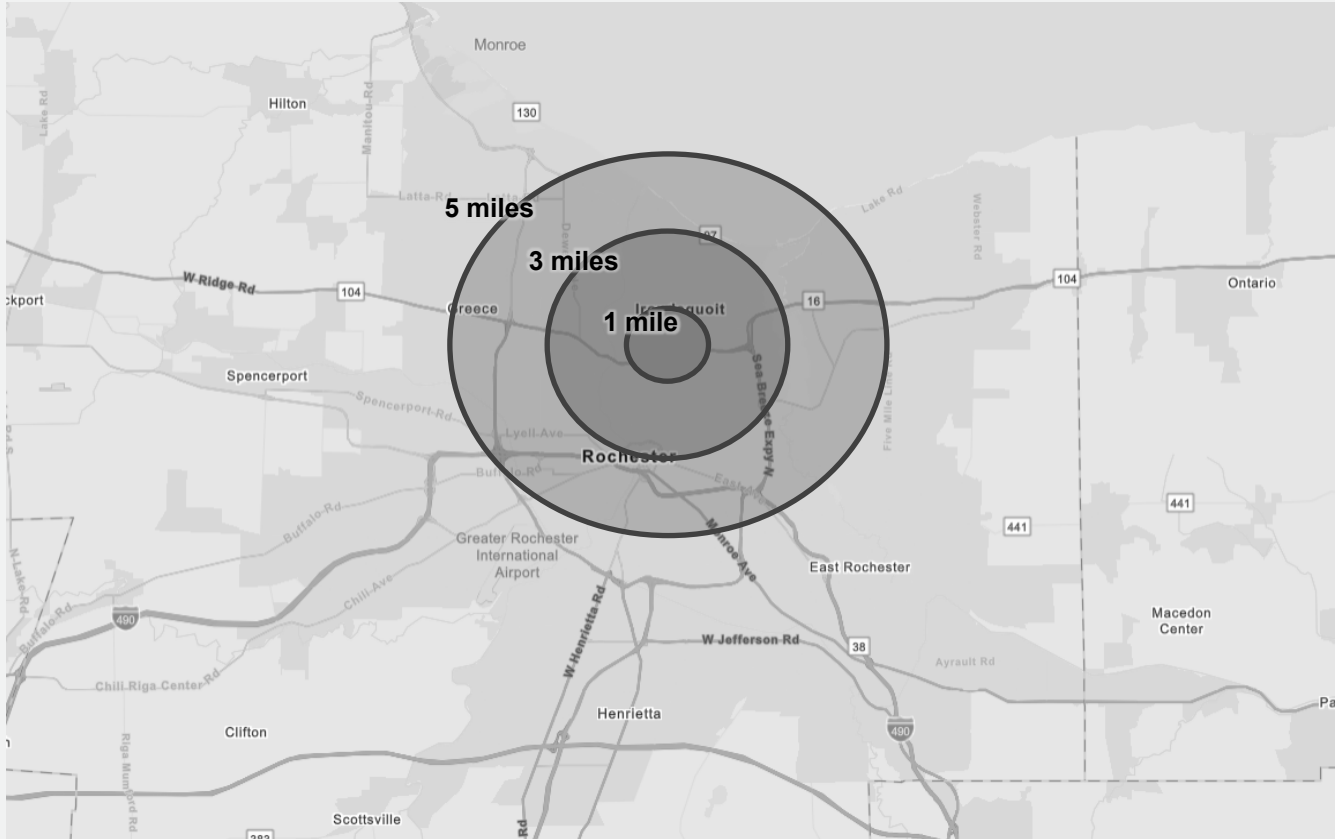


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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	18,857	129,451	157,377
Daytime Population	26,330	134,282	161,195
Households	8,037	56,076	74,506
Average Household Income	\$66,429	\$80,352	\$95,187



4,311
Businesses



74,186
Employees



\$157,604
Median Home Value



36.1
Median Age

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