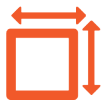




DRIVE-THRU OPPORTUNITY

FORMER KFC - 3208 CHILI AVE | ROCHESTER, NY 14624



2,449 ± SF
AVAILABLE



14,664
VEHICLES PER DAY



\$120,000
ANNUAL RENT



NNN
LEASE TYPE

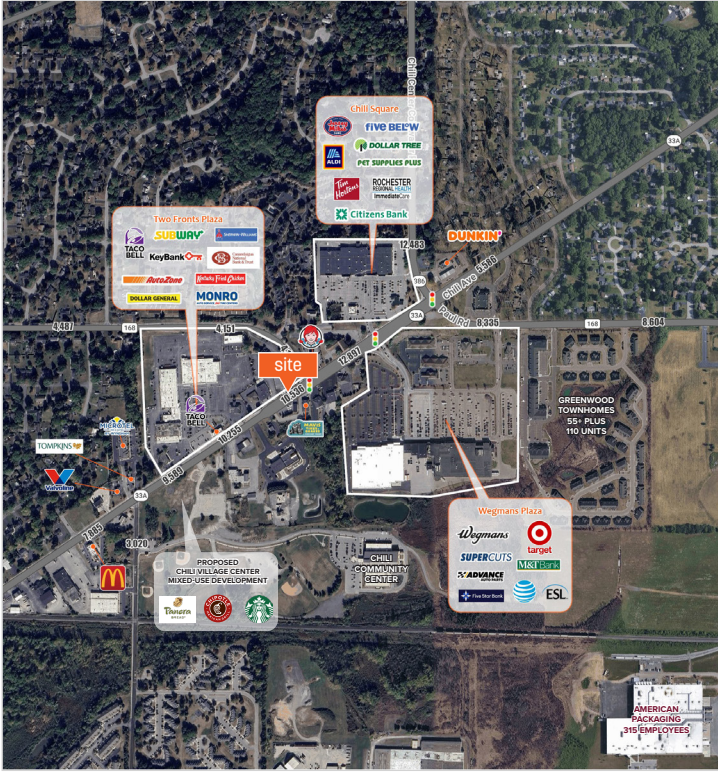
OFFERING DETAILS

Property Type	Retail
Building Size/Available Space	2,449 ± SF
Year Built	2023
Lot Size	0.73 ± Acres
Traffic Count Chili Ave	10,536 vpd
Traffic Count Paul Rd	4,128 vpd
Parking	35 Spaces
Zoning	GB - General Business District

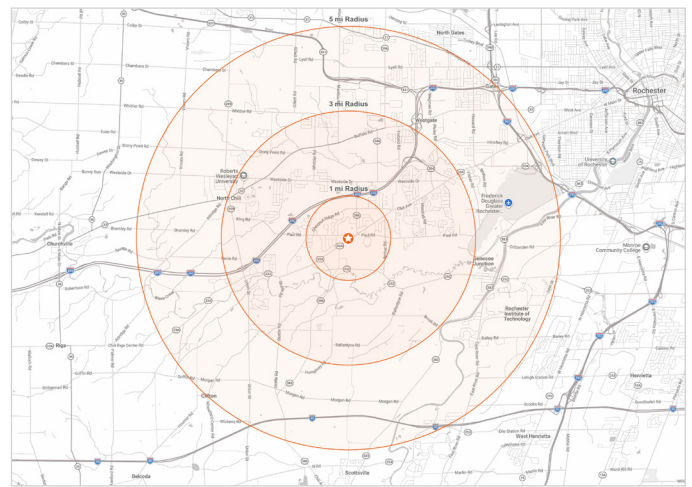
PROPERTY OVERVIEW

- Former KFC with Drive-Thru
- Signalized Hard Corner Location, 14.5K + VPD
- Across from Wegmans & Target
- Dominant Retail Corridor
- Median Household Income \$93K+
- Excellent Visibility & Access
- Sublease Opportunity with KBP Foods, Largest U.S. KFC ranchisee (840+ Locations)

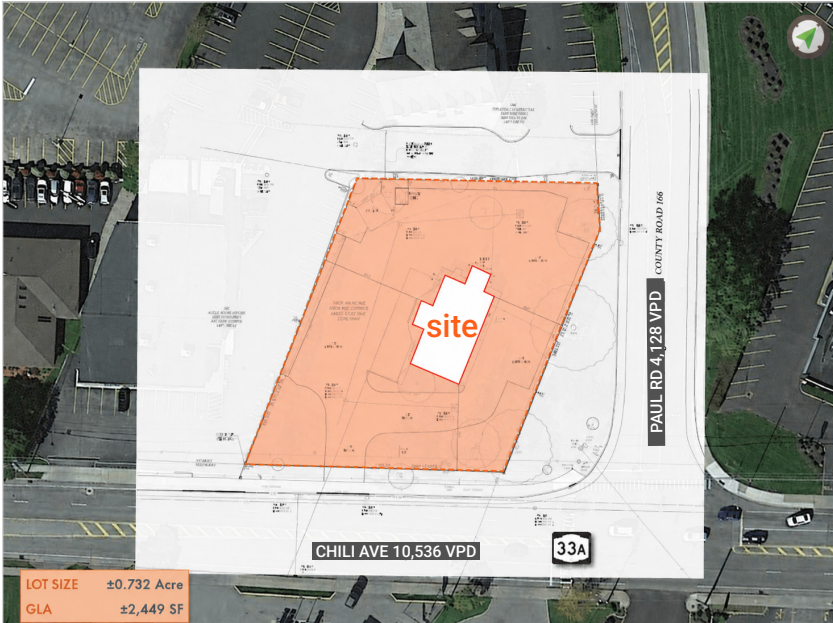
3208 CHILI AVE
ROCHESTER, NY 14624



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	5,552	32,027	72,562
Median HH Income	\$80,015	\$93,832	\$89,298
Households	2,449	13,877	28,790
Daytime Population	5,631	22,579	57,898



3208 CHILI AVE
ROCHESTER, NY 14624



EXCLUSIVE LISTING AGENT




JACOB RIVERA

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