



Spiro's Restaurant

490 State Street, Rochester, NY 14608



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

Michael Conroy

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Richard Rock

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FOR SALE | Spiro's Restaurant

490 State Street, Rochester, NY 14608



OFFERING SUMMARY

Sale Price:	\$395,000
Building Size:	2,000 SF
Lot Size:	0.23 Acres
Price / SF:	\$197.50
Year Built:	1960
Renovated:	1987
Zoning:	CCD-R
Traffic Count:	16,193

PROPERTY OVERVIEW

Commercial Opportunity Awaits at 490 State Street, Rochester, NY 14608

Presenting a unique opportunity to acquire a cornerstone property in Rochester, this established site has been hosting Spiro's Restaurant, a local favorite, for over 40 years. Nestled on a visible corner lot with traffic light access, this location captures the attention of over 16,000 vehicles daily, making it a prime spot for sustained patronage.

The property is fully equipped to continue operation as a diner or to be transformed to meet new business aspirations. All existing restaurant infrastructure and equipment are included, offering a turnkey solution for those looking to step into a successful operation or to innovate in this bustling area.

With zoning that supports a wide range of uses within fully enclosed buildings, this site's potential extends beyond its current setup. Whether you aim to maintain its legacy in comfort food or envision a new venture, 490 State Street provides the flexibility and ideal location for your next business venture.

Explore the possibilities at this high-traffic, highly visible location and make your mark in Rochester's thriving community.

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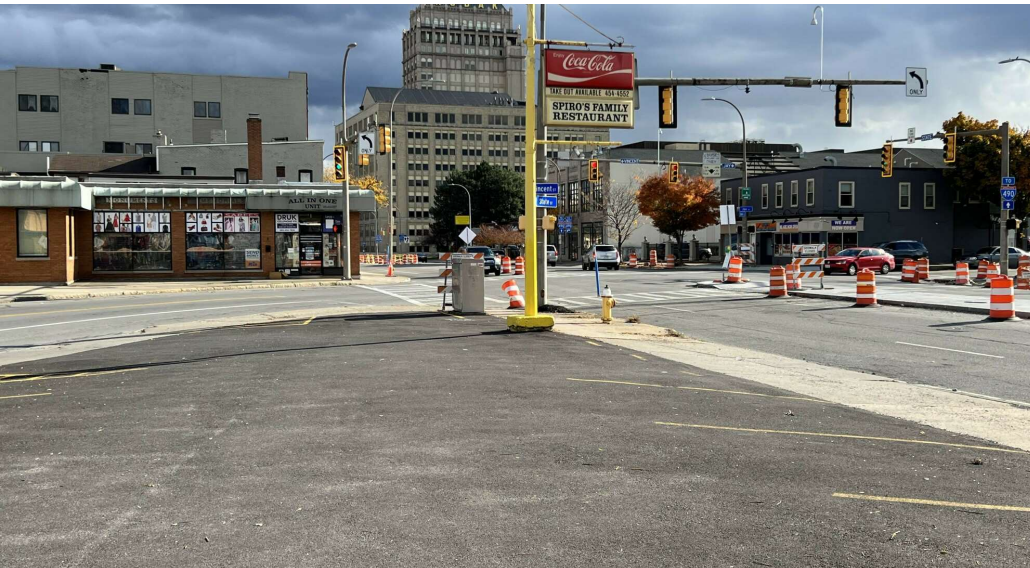
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LOCATION INFORMATION

Building Name	Spiro's Restaurant
Street Address	490 State Street
City, State, Zip	Rochester, NY 14608
County	Monroe

PROPERTY HIGHLIGHTS

- Great Visibility
- High Traffic Area
- Fully Equipped Restaurant
- Corner Lot w/ Traffic Light Access

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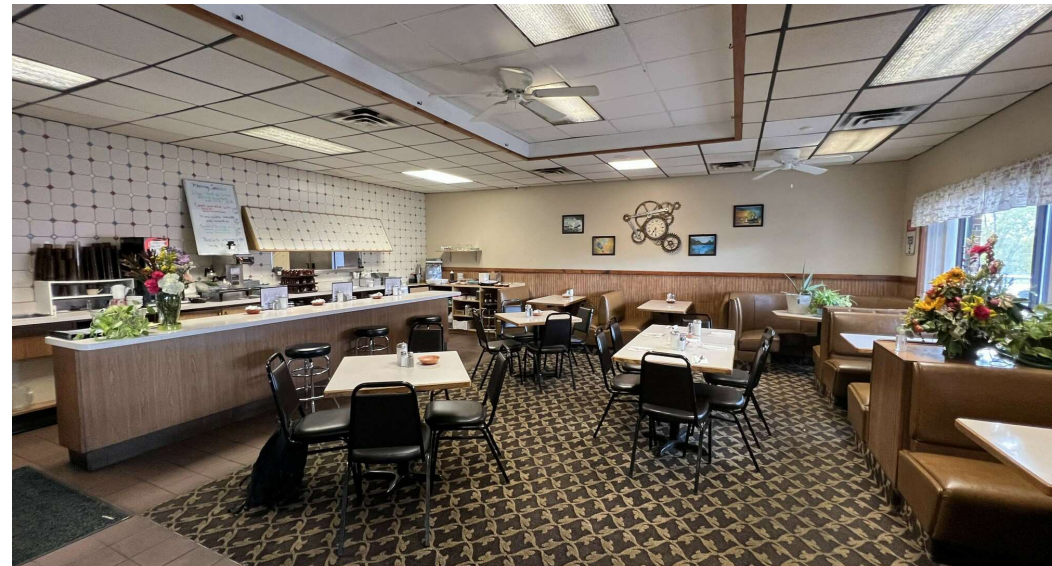
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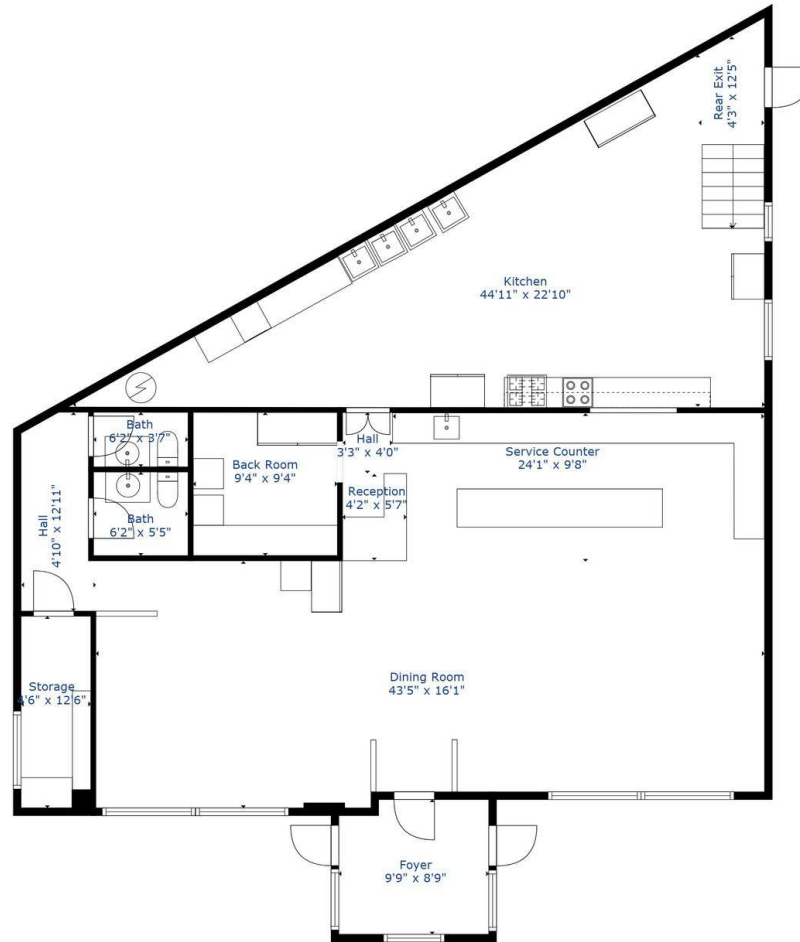
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VIDEO TOUR



Estimated areas

GLA FLOOR 1: 1309 sq. ft, excluded 677 sq. ft
Total GLA 1309 sq. ft, total scanned area 1986 sq. ft

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



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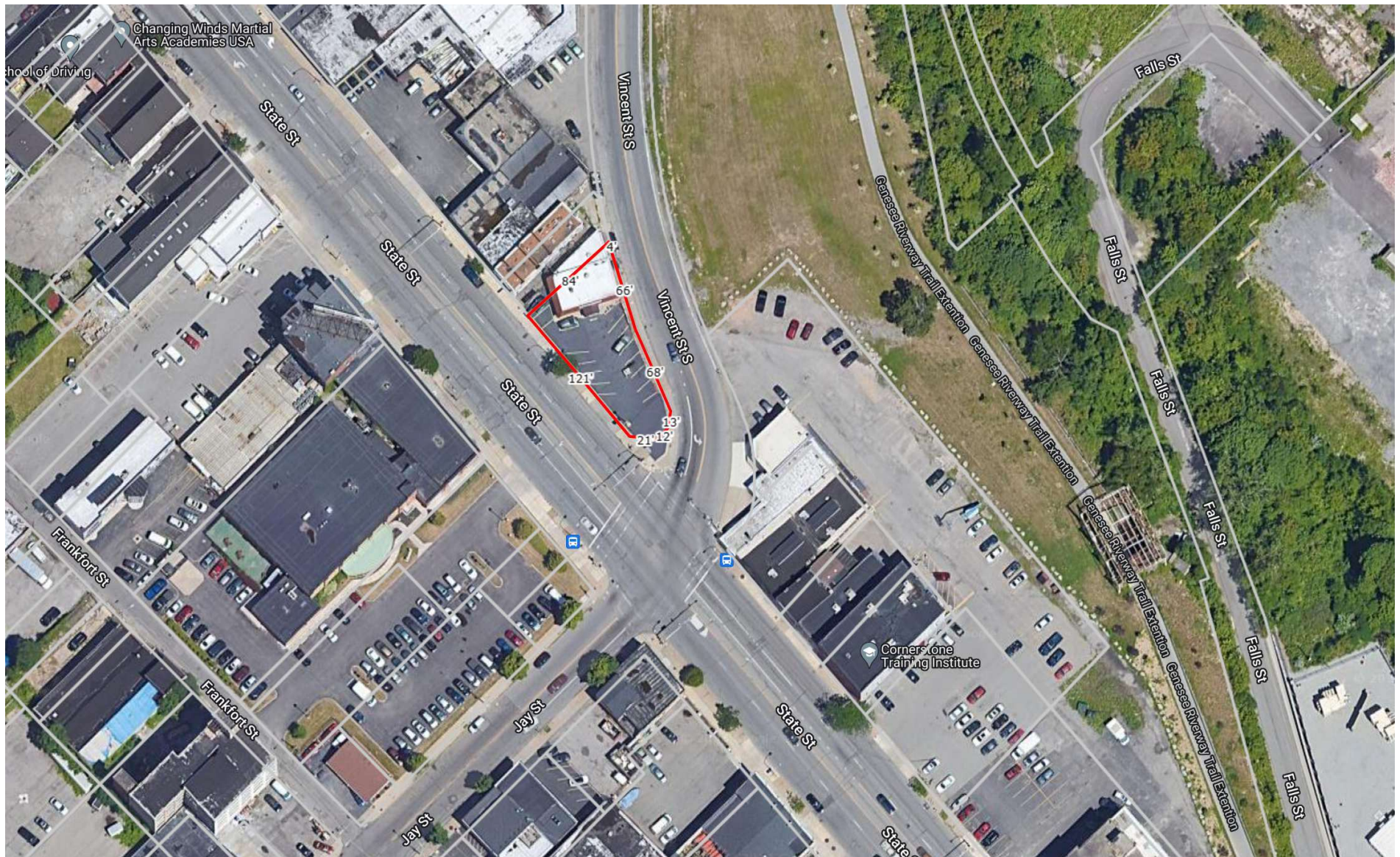
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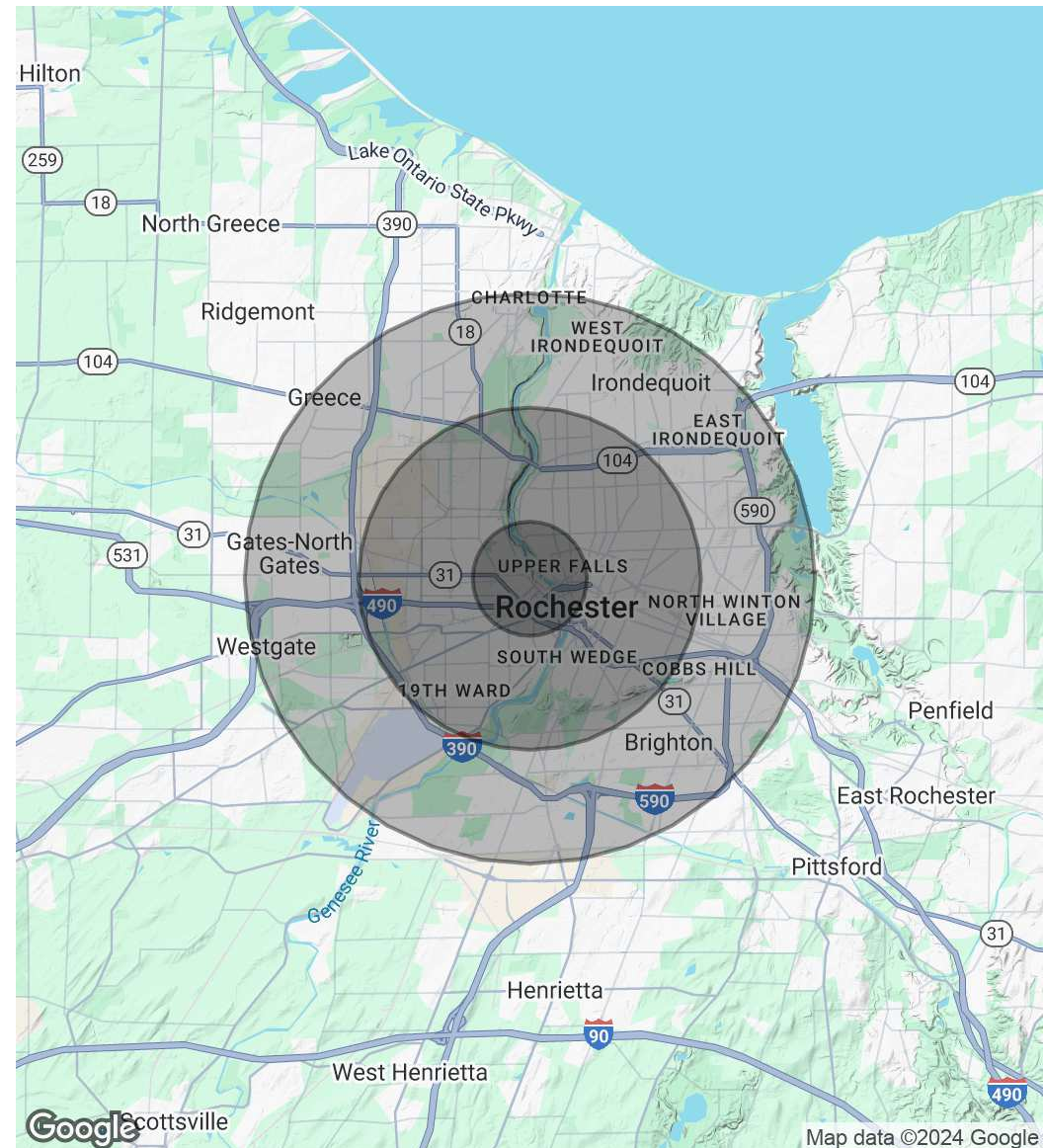
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,510	187,667	319,930
Average Age	36	37	39
Average Age (Male)	35	36	38
Average Age (Female)	36	38	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,005	81,020	140,274
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$43,591	\$60,971	\$74,993
Average House Value	\$214,365	\$203,348	\$211,696

Demographics data derived from AlphaMap



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