



RE/MAX PLUS

2171 Monroe Ave

800.807.3629

REMAX-PLUS-NY.COM

FOR LEASE

RETAIL PROPERTY

AUTOMOTIVE SITE

102 BROWN ST, ROCHESTER, NY 14608



FOR MORE INFORMATION,
CONTACT:

MICHAEL CONROY

Licensed Real Estate Salesperson

585.279.8012

mconroy@remax.net

NY #10401296934

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OFFERING SUMMARY

Lease Rate:	\$1,800 per month (Plus Utilities)
Building Size:	1,056 SF
Available SF:	1,056 SF
Lot Size:	0.18 Acres
Year Built:	1930
Zoning:	CCD - Central Business District
Market:	Rochester

PROPERTY OVERVIEW

*****PRIME Central Business District!*****

Located in the Brown Square and High Falls District near the Heart of Downtown Rochester across from Carestream Health, Eastman Kodak Headquarters and the new Monroe Community College Downtown Campus. With easy access to I-490 and the Inner Loop with high traffic counts! This property has been an auto repair shop for over 40 years and is now available for lease. CALL FOR DETAILS

PROPERTY HIGHLIGHTS

- Corner site with a traffic light
- High Traffic Counts
- Signage
- Dense workforce population



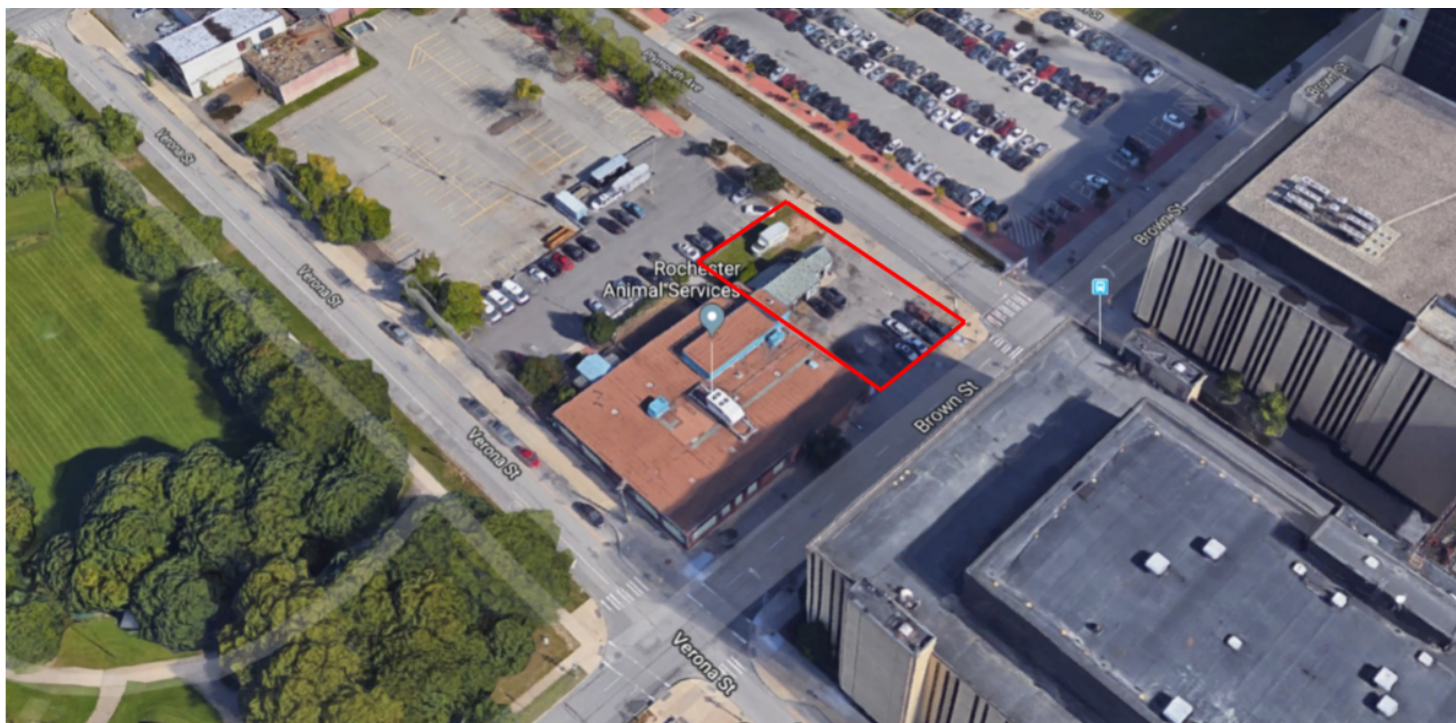
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ADDITIONAL PHOTOS

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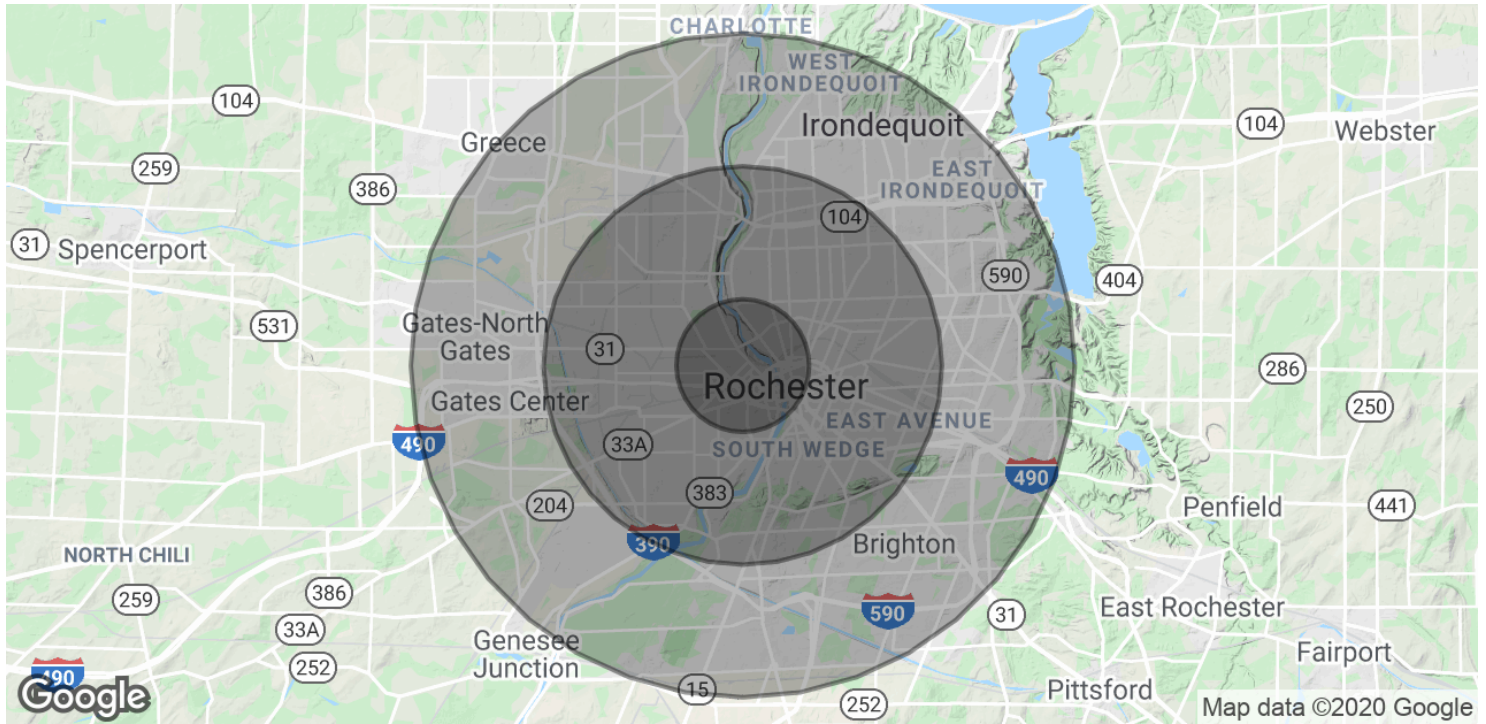
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	19,346	203,868	366,291
Median age	29.7	30.4	33.4
Median age (Male)	30.0	28.8	31.8
Median age (Female)	29.5	31.8	35.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	7,478	80,069	148,585
# of persons per HH	2.6	2.5	2.5
Average HH income	\$31,461	\$38,276	\$46,442
Average house value	\$88,092	\$113,811	\$129,523

* Demographic data derived from 2010 US Census

