

J. Fiorie & Co.

A Commercial Real Estate Brokerage Company

For Lease

2,829 ±SF

Monroe Avenue

Between I-590 & Clover St

Pittsford/Brighton, NY



2735 Monroe Avenue

Rochester, NY 14618 (Brighton)

Property Features

- Located in the Town of Brighton, in the Heart of the Pittsford Retail Corridor, on Monroe Ave, between I-590 and Clover St
- This is the Former Rumi's, and the Former Pizza Hut.
- Situated across from the Whole Foods Development, which will be constructed soon. It will have access to the new traffic light that will be added to this road, via an access road which will be added to the back of this property.
- Surrounded by retail, offices, and rooftops.
- Easy access to I-590.

Amenities

- Great exposure & Great visibility
- Will have access to the new traffic light.
- Easy access to I-590

Demographic Report

2735 Monroe Ave	1 Mile	2 Miles	3 Miles	5 Miles
Population	5,935	28,063	69,270	219,425
Households	2,490	11,512	31,832	97,667
Med HH Income	\$110,366	\$105,955	\$89,333	\$67,646



Building Size	2,829 ±SF
Available Size	2,829 ±SF
Acres	0.73 ±Acres
Lease Rate	Upon request NNN
Triple Nets	Upon request
Parking	40 ±cars
Traffic counts:	42,121 AADT

For more information:

Jeff Stern

Commercial Real Estate Salesperson

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Pittsford, NY 14534
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www.jfiorieco.com

2021

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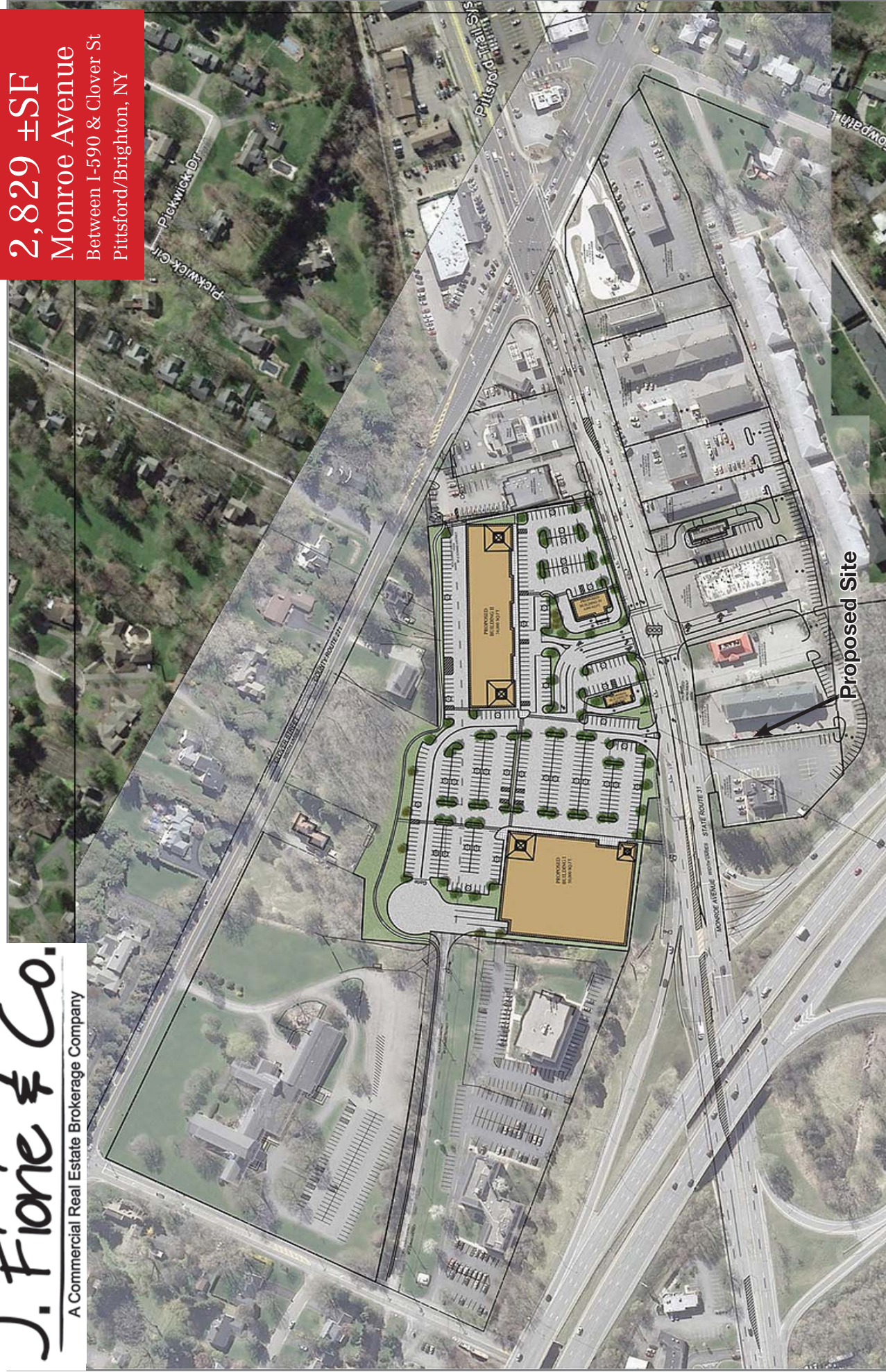
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