



AVAILABLE  
FOR SALE

384 East Avenue  
Rochester, NY 14607

## Retail Investment Opportunity

Single Tenant with Long-Term Lease

370 Woodcliff Drive, Suite 210  
Fairport, New York 14450  
+1 585 248 9426  
pyramidbrokerage.com

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## Property Highlights:

384 East Avenue is occupied by JoLi, a private event and catering company with an on-site take-out kitchen.

- 10,099 Sq. Ft. building with two private outdoor patios and fireplaces, along with a ballroom, and central bar area with another bar for private events. Building can accommodate events from 25 to over 125.
- Triple Net (NNN) lease.
- Located in the popular East End entertainment district in the City of Rochester, adjacent to a new Courtyard by Marriott (126 rooms).
- Ideal location, near the Central Business District and in close proximity to 4.5 million Sq. Ft. +/- of office space and a daytime population of 216,283.
- Excellent access to I-490 expressway.



Demographic	3 Miles	5 Miles	7 Miles
Population	25,876	168,343	301,924
Households	13,923	71,774	125,351
Median HH Income	\$55,104	\$51,140	\$52,333
Daytime Population	141,100	216,283	297,147
Source:	ESRI		

## Contact

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# Market Map



# Property Photos

