



FOR SALE

PRIME RESTAURANT | 3,750 ± SF AVAILABLE | IRONDEQUOIT, NY

EXCLUSIVE CONTACT

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FOR SALE

3,750 ± SF PRIME QSR MARKET

Property Highlights

- 3,750 SF second-generation restaurant space on East Ridge Road in Irondequoit, NY
- Existing hood system and walk-in cooler in place, ready for operator build-out
- Furniture, fixtures, and equipment negotiable45 on-site parking spaces with easy access to major roadways
- Located in one of Monroe County's highest-volume QSR and retail trade corridors
- Well-maintained freestanding building constructed in 2004

Demographic Summary	1 Mile	3 Miles	5 Miles
Population	8,189	59,885	110,283
Households	4,077	26,631	46,467
Median H.H. Income	\$81,066	\$92,419	\$107,882
Source:	ESRI		



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