



FOR SUBLEASE

± 3,675 SF QSR/RESTAURANT SPACE AVAILABLE | PITTSFORD, NY

EXCLUSIVE CONTACT

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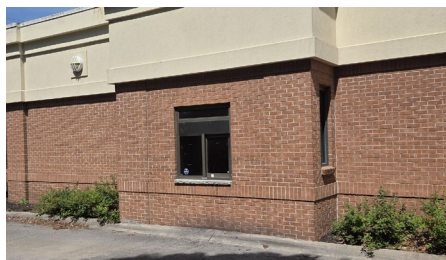
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FOR SUBLEASE**Property Highlights**

- ±3,675 SF freestanding former Wendy's on ±1.46 acres in Rochester, NY, available for sublease.
- Single-story building constructed in 2001.
- Complete second-generation restaurant buildout in place: large exhaust hood system, walk-in refrigeration, commercial sinks, stainless-steel prep and service areas, floor drains, and cooking-line infrastructure.
- Existing customer service counter and a spacious, naturally lit dining area.
- Drive-thru with side service lane.
- 50 on-site parking spaces.
- Fronts Monroe Avenue near Clover Street, 34,200 AADT.

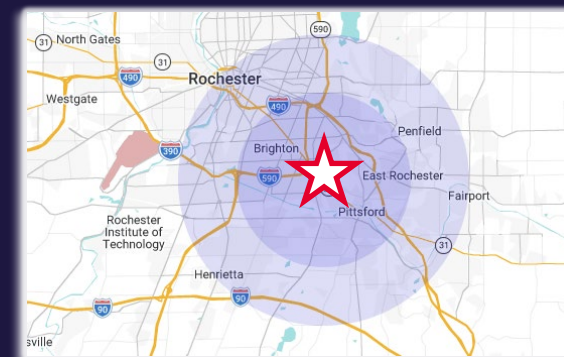


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Location Map



Demographics



Population

59,665	200,427
3 Miles	5 Miles



Households

25,654	92,449
3 Miles	5 Miles



Median HH Income

\$110,480	\$81,072
3 Miles	5 Miles



Labor Force

31,913	111,349
3 Miles	5 Miles