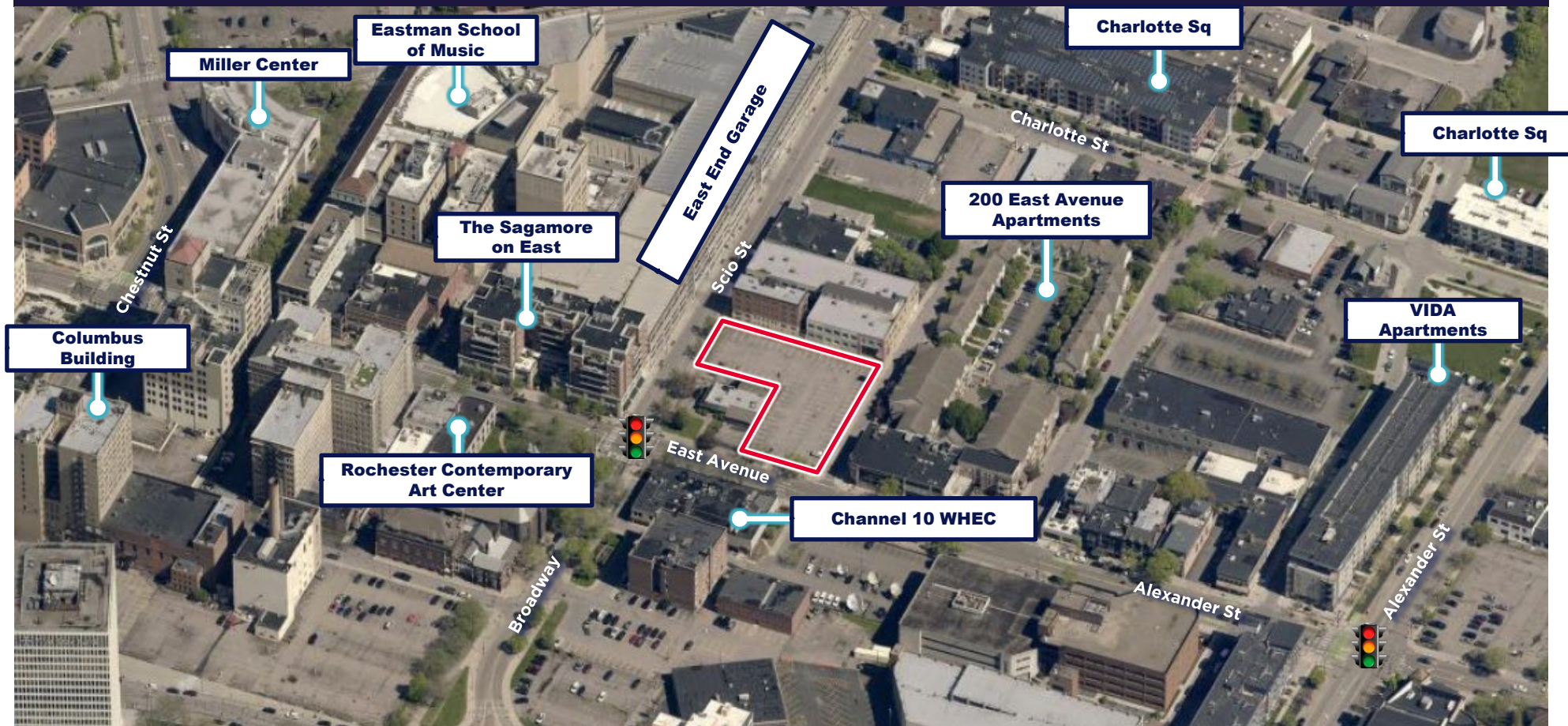




Pyramid Brokerage
Company

182 East Avenue
Rochester, NY 14604



FOR SALE

0.64 ACRE DEVELOPMENT SITE | DOWNTOWN ROCHESTER

EXCLUSIVE CONTACT

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FOR SALE
Property Highlights

- 0.64 ± acre development site in Rochester's East End District
- Frontage on East Ave, Mathews Street, and Scio Street for maximum visibility and access
- Surrounded by Eastman School of Music, Eastman Theatre, The Little Theater, Blue Cross Arena, Rochester Riverside Convention Center and numerous downtown office buildings

EAST END VISITATION & DEMOGRAPHIC SUMMARY

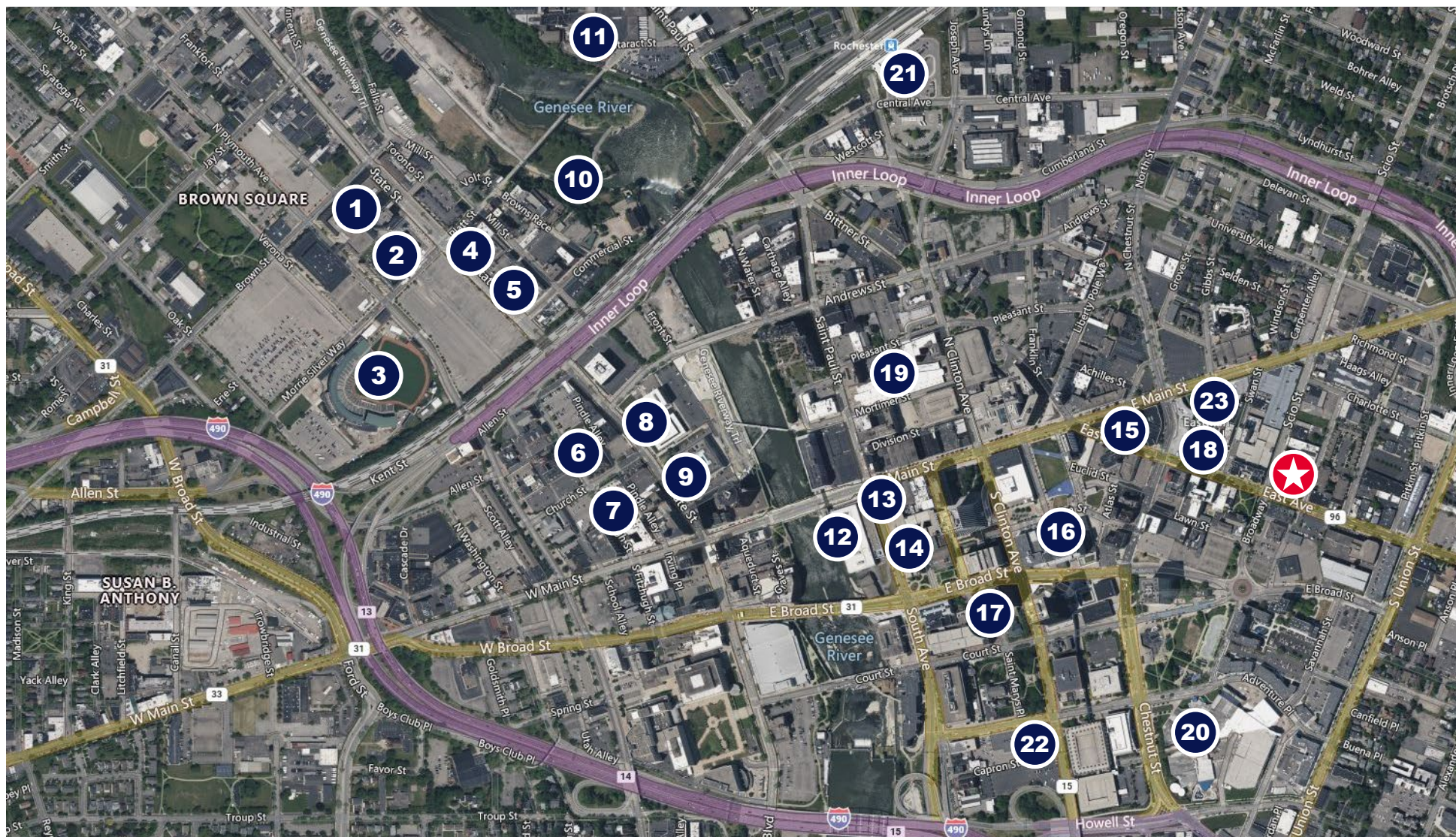
District	Housing Units	Median HH Inc	Annual Visitation
East End	1,119	\$80,446	2.1M
Manhattan Sq	701	\$80,164	1.3M
Washington Sq	142	\$80,966	1.6M
Midtown District	435	\$62,389	1.9M
Grove Place	482	\$72,905	363.3K
Demographic	1 Mile	3 Miles	5 Miles
Population	24,803	200,993	302,993
Households	13,537	85,077	128,913
Average H.H. Income	\$46,601	\$54,905	\$62,727
Source:	ESRI		


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|------------------------|----------------------------------|----------------------------------|-----------------------------|---------------------|
| 1. Kodak Tower | 6. Rochester City Hall | 11. Genesee Brew House | 16. Tower 280 | 21. Amtrak |
| 2. MCC Downtown Campus | 7. Sister Cities Garage | 12. Riverside Convention Center | 17. Legacy Tower | 22. Geva Theatre |
| 3. ESL Ballpark | 8. Kenneth B. Keating Fed. Bldg. | 13. Hyatt Regency | 18. Eastman School of Music | 23. Eastman Theatre |
| 4. WXXI | 9. Wyndham Hotel | 14. Hilton Garden Inn - Downtown | 19. RTS Transit Center | |
| 5. High Falls Garage | 10. High Falls | 15. Sibley Building | 20. Strong Museum of Play | |