



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

OFFERING MEMORANDUM

MacGregor's
1129 Empire Boulevard
Rochester, NY

Property Overview

Cushman & Wakefield / Pyramid Brokerage Company is pleased to present for 1129 Empire Boulevard

- ⊙ Stand-alone Fully Equipped Restaurant space
 - located across from Irondequoit Bay
- ⊙ 30+ HD televisions
- ⊙ 20' Hood System
- ⊙ 83 Beer Tap System
- ⊙ Updated ADA compliant restrooms
- ⊙ Outdoor patio with fire pit
- ⊙ Located across the street from the new Water's Edge Apartments (300
- ⊙ **Parking Spaces** Ample parking on site
- ⊙ **Space Available** 8,326 ± SF on 2.4 Acres
- ⊙ **Nearby Retailers** Baytowne Plaza – Walmart, McDonald's, Starbucks, Planet Fitness, Wegman's Chipotle

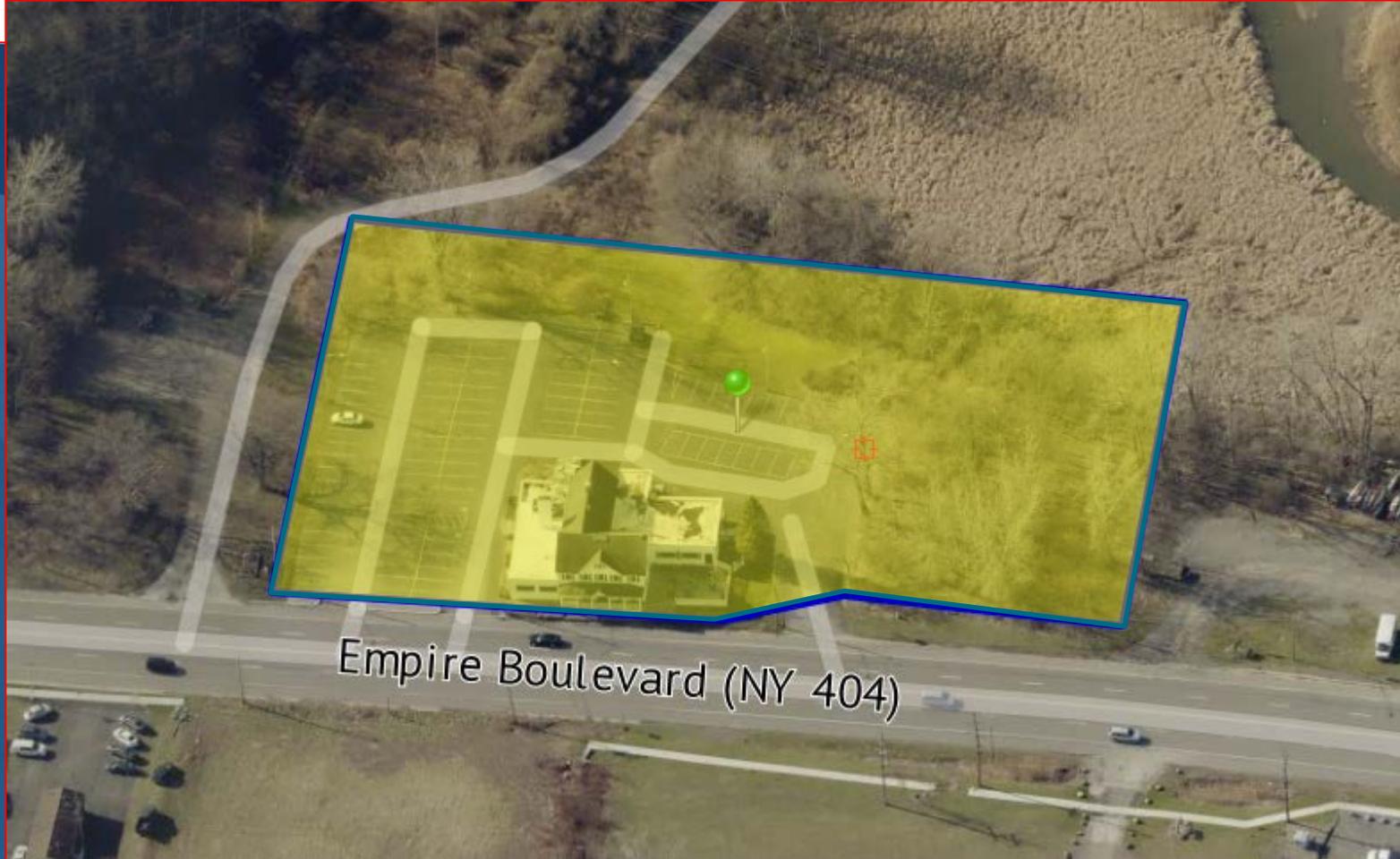


1129 Empire Boulevard Turn-key Restaurant

PHOTOS



SITE AERIAL



2.4 ACRES

1129 Empire Boulevard Turn-key Restaurant

MARKET AERIAL



2.4 ACRES

1129 Empire Boulevard Turn-key Restaurant

LOCATION DETAILS - Rochester, NY

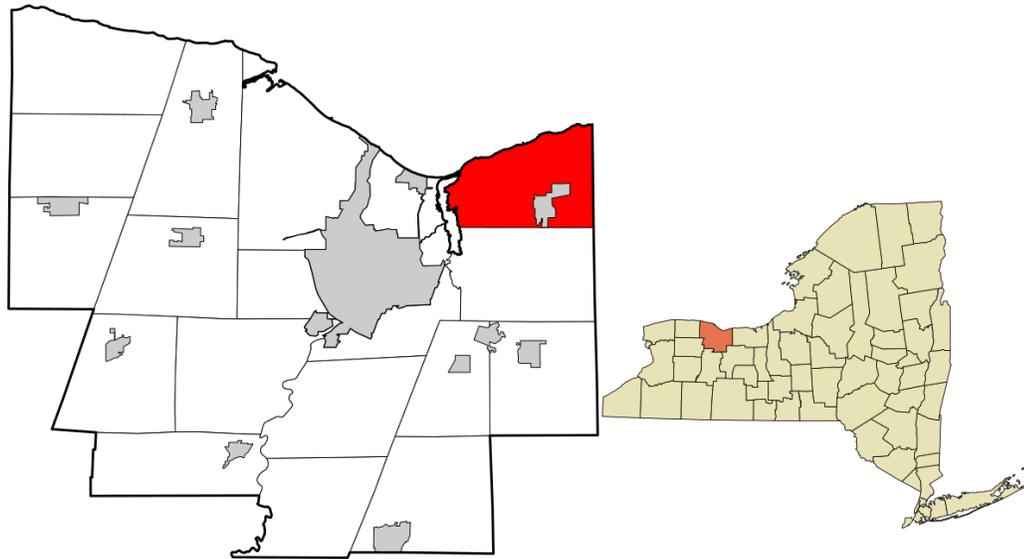


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ebster, NY is bordered on the north by Lake Ontario, on the east by Wayne County, on the west by Irondequoit Bay and the town of Irondequoit, and on the south by the town of Penfield.



Webster is in Monroe County and is one of the best places to live in New York. Living in Webster offers residents a sparse suburban feel and most residents own their homes. In Webster there are a lot of parks. Many young professionals and retirees live in Webster and residents tend to lean conservative. The public schools in Webster are highly rated.



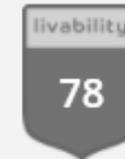
Overall Niche Grade

Working in Webster

Jobs



Based on employment rates, job and business growth, and cost of living.

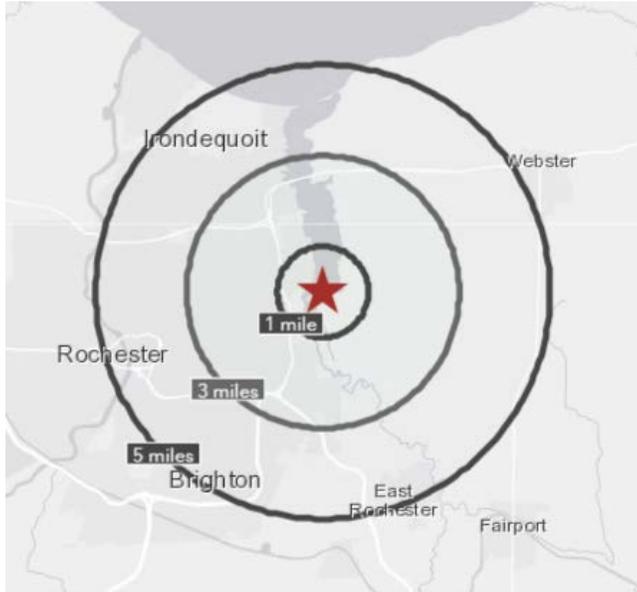


Livability

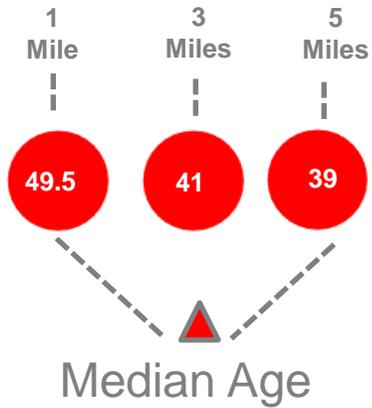
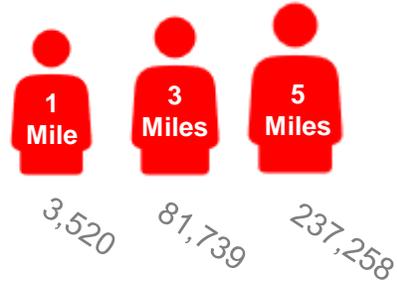


Amenities

DEMOGRAPHICS



Population



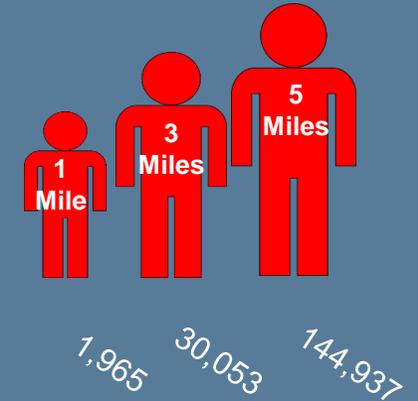
Average Household Size



Total Businesses



Total Employees



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