



RETAIL SPACE FOR LEASE

45 East Avenue
Rochester, NY

750 ± SF – 3,782 ± SF

**Retail Spaces Available Perfect
for Restaurant and C-Store.**

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FOR LEASE

45 East Avenue

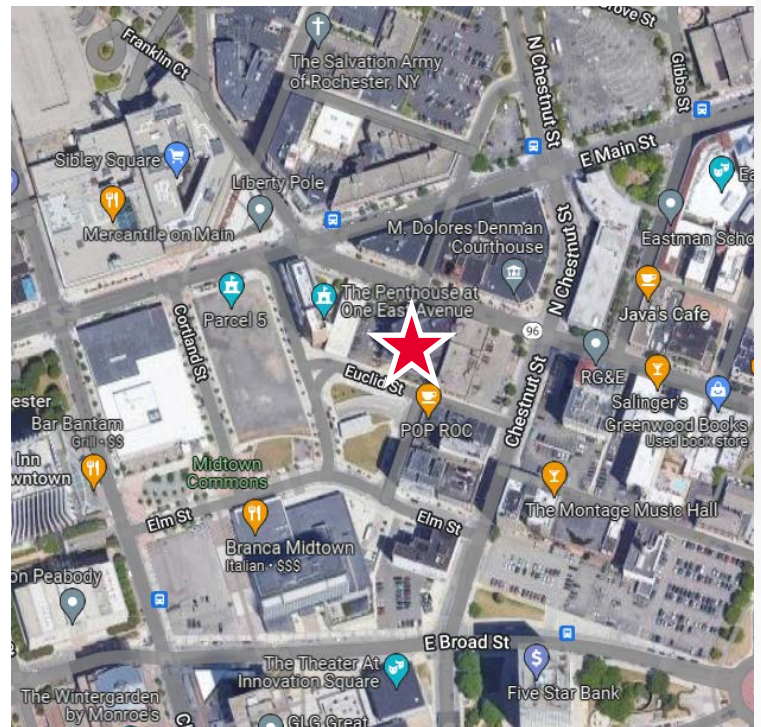
Rochester, NY



Retail Space for Lease

Property Highlights

- 3,782 SF First floor retail space.
- Dedicated entrance on East Ave.
- Ground floor presence that offers ability to accommodate a variety of uses.
- Potential uses include deli, sandwich, convenience store, coffee shop, restaurant.
- 750 SF first floor retail space.
- Perfect for deli, sandwich, coffee shop.
- Adjacent to Parcel 5 and East End district.
- Convenient to downtown offices, NY Appellate Court and Eastman School of Music students.



| Demographic | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Population | 21,382 | 206,328 | 307,811 |
| Households | 11,020 | 85,496 | 128,943 |
| Average H.H. Income | \$58,469 | \$63,300 | \$73,006 |
| Source: | ESRI | | |

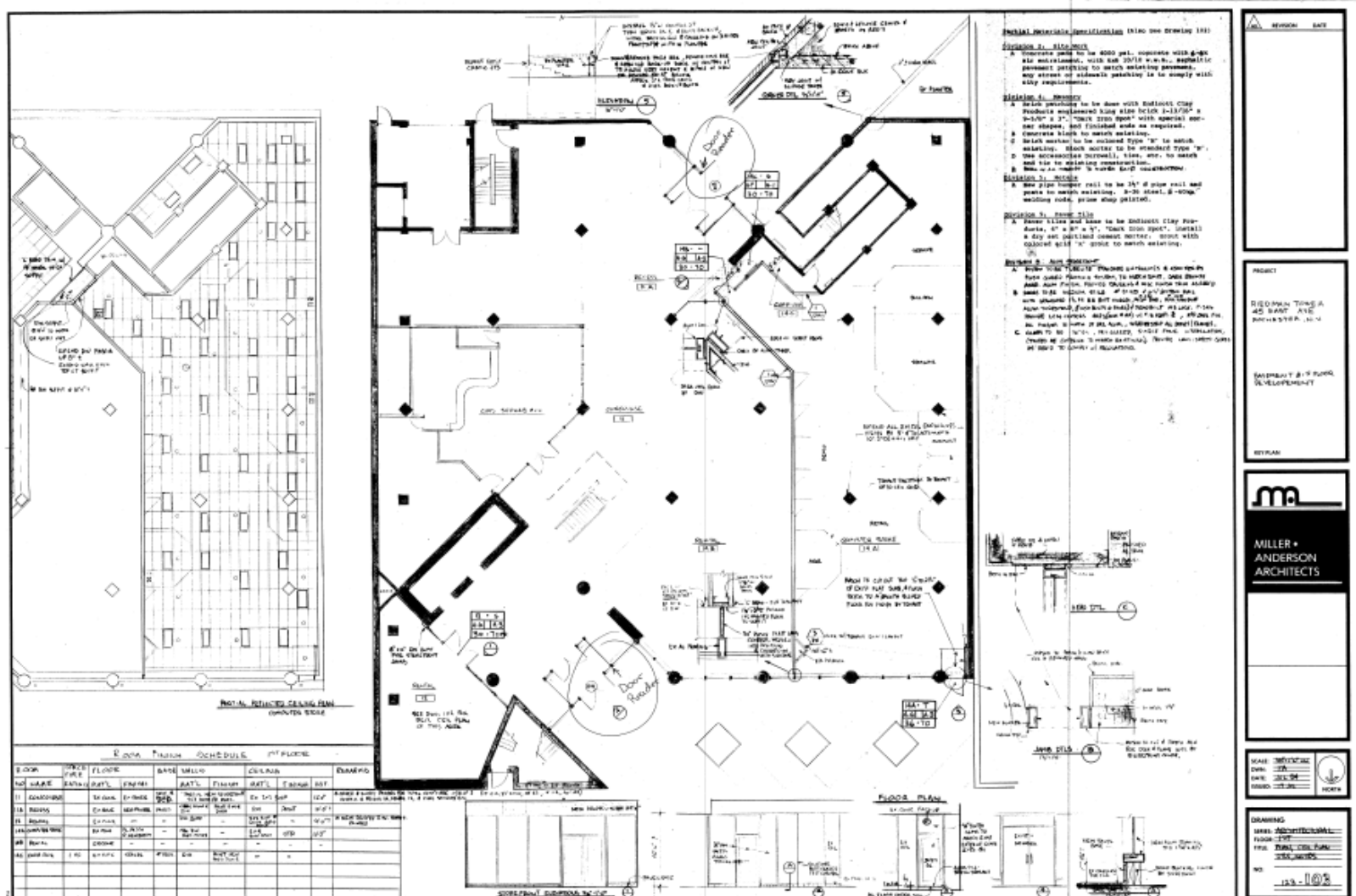
Contact

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Floor Plan



Floor Plan First Floor