

FOR SALE OR LEASE

# 300 Paddy Creek Circle Greece, NY



## 8,500 ± SF Prime Restaurant Space

- Fully equipped restaurant for sale or lease.
- Currently comes with a spacious dining area, full bar, kitchen, lobby/waiting area, and a large outdoor patio.
- Property fronts West Ridge Road and is located next to I-390.
- In close proximity to Olive Garden, Applebee's, Red Lobster, Longhorn Steakhouse, TC Hooligans, and Buffalo Wild Wings.
- Property suitable for retail and office.

### Space Available

Freestanding	8,500 ± SF
Parking	130 ± spaces

Demographic	1 Mile	3 Miles	5 Miles
Population	9,224	95,541	254,288
Households	4,211	41,229	106,977
Avg. H.H. Income	\$75,026	\$73,981	\$73,169

Source: ESRI

### Traffic Counts

Ridge Road	46,590 AADT
Source	INRIX



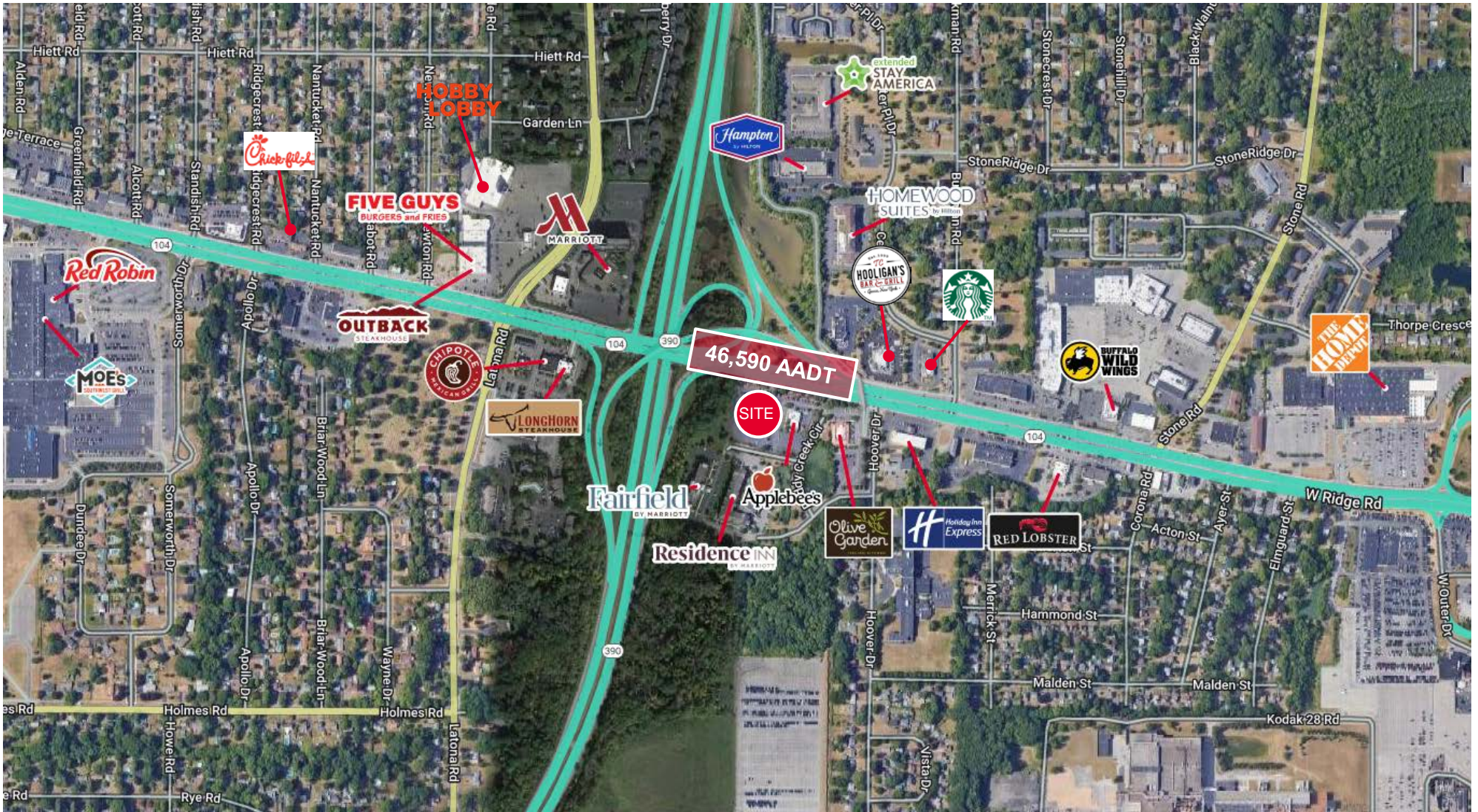
## Contact

**Matthew Weinrieb**  
Real Estate Salesperson  
+1 585-248-9426 x 316  
mweinrieb@pyramidbrokerage.com

**David Angie**  
Real Estate Salesperson  
+1 585-248-9426 x 333  
dangie@pyramidbrokerage.com

370 Woodcliff Drive, Suite 210  
Fairport, New York 14450  
+1 585 248 9426  
pyramidbrokerage.com

# Market Aerial



Market Overview for Greece, NY