

FORMER WALGREENS

AVAILABLE FOR SUBLEASE

565 Monroe Ave
Rochester, NY



PROPERTY SUMMARY

Former Walgreens available for sublease. This corner free standing retail building offers great visibility, signage and a huge private parking lot. Nearby retailers include McDonalds, Chase Bank, Advanced Auto Parts, Han Noodle Bar, and more.

HIGHLIGHTS

- **Building SF:** 15,222
- **Lease Expiration:** 1/31/35
- All leases must be coterminous

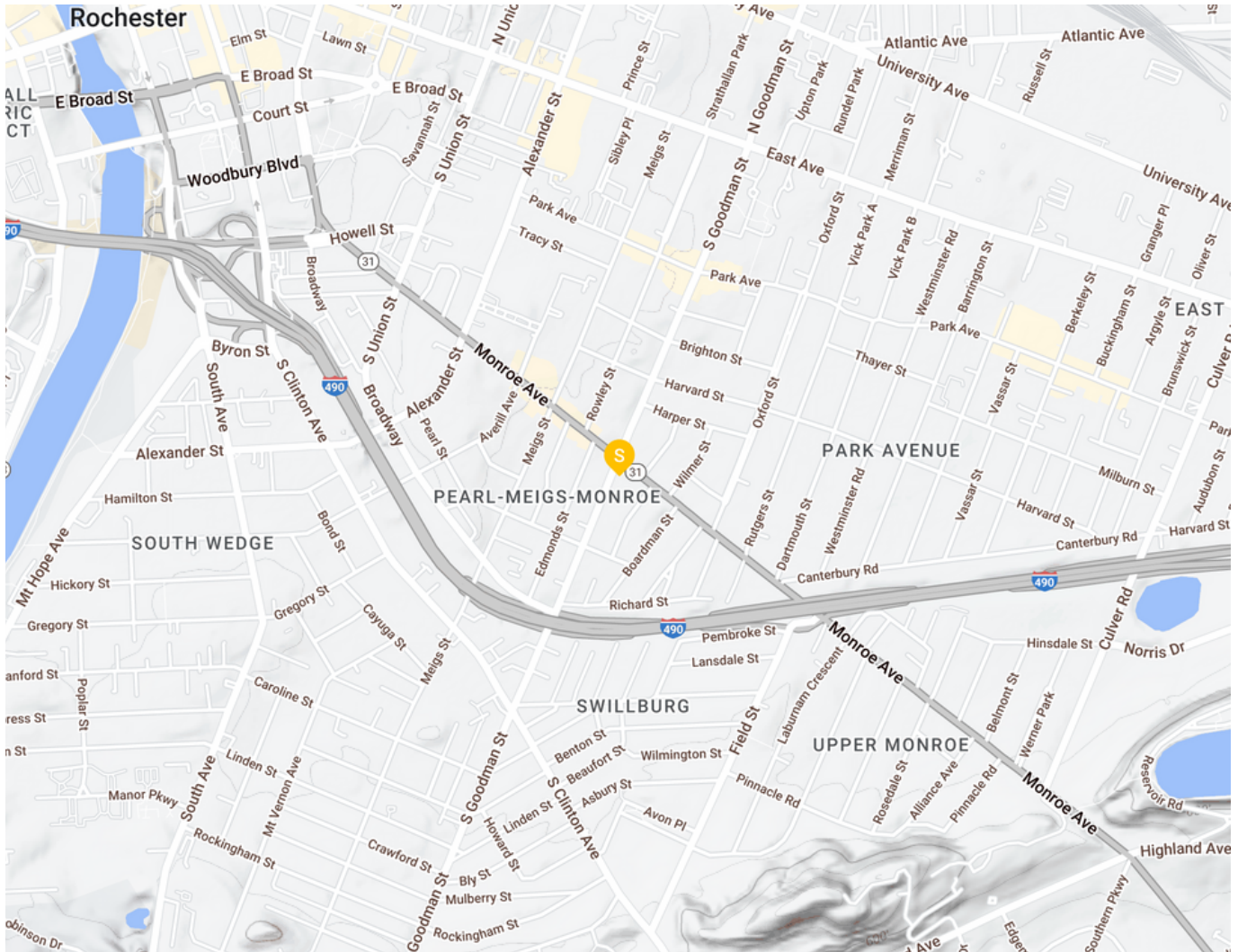
Asking Price: \$185,000 Modified Gross Per Annum

Robert Nixon
Sales and Leasing Associate
(718) 866-8683
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LOCATION MAP



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DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
28,911	177,638	297,047



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$87,963	\$78,065	\$81,431



NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
17,592	79,636	131,815

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