

# JADE PALACE

602 RIDGE ROAD, Webster, NY 14580



## OFFERING SUMMARY

**SALE PRICE:** \$350,000

**LOT SIZE:** 1.4 Acres

**BUILDING SIZE:** 13,640

**SUBMARKET:** Webster

**PRICE / SF:** \$25.66

## PROPERTY OVERVIEW

Free-standing, corner location with high visibility available for sale. Corner of Ridge and Gravel, this location is well known. Currently a restaurant that offers a built in bar, intimate dining room and large party room. Property has plentiful private parking to accommodate large parties.

## PROPERTY HIGHLIGHTS

- Heart of Webster
- Operational kitchen
- Flexible floor plan
- Built in bar access
- Intimate dining room
- Large party room
- Private parking available

KELLER WILLIAMS REALTY GREATER ROCHESTER  
2000 Winton Road South,  
Bldg 1, Ste 201  
Rochester, NY 14618

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**RETAIL FOR SALE**

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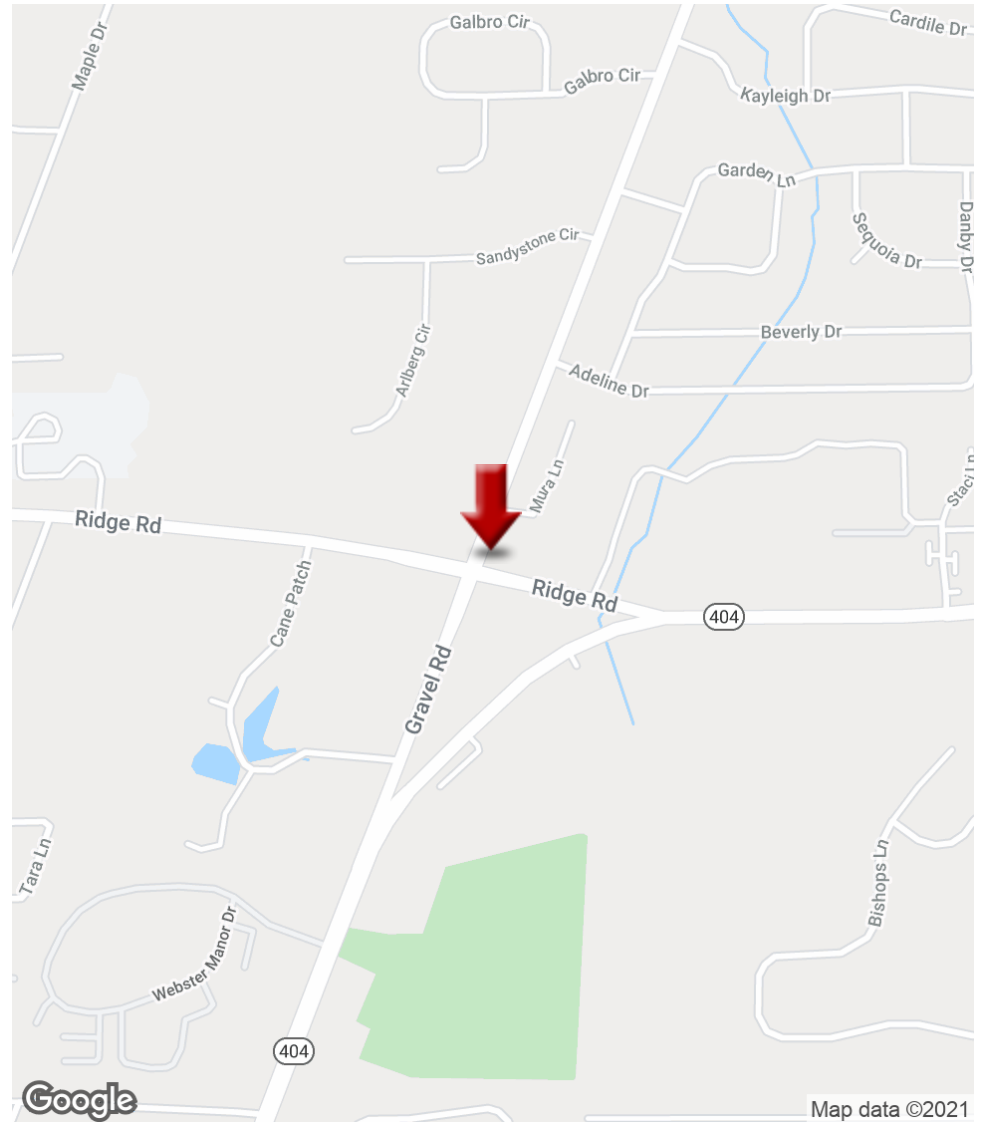
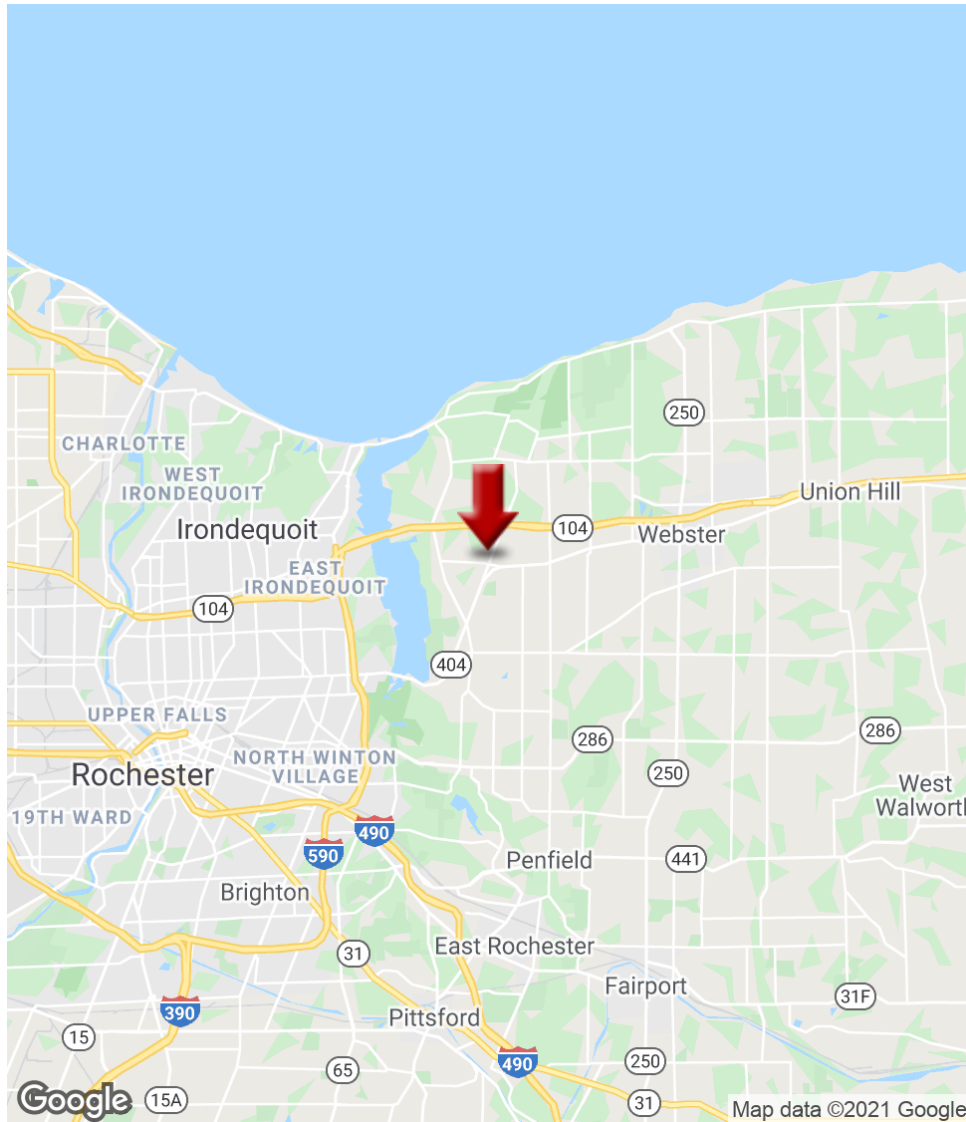
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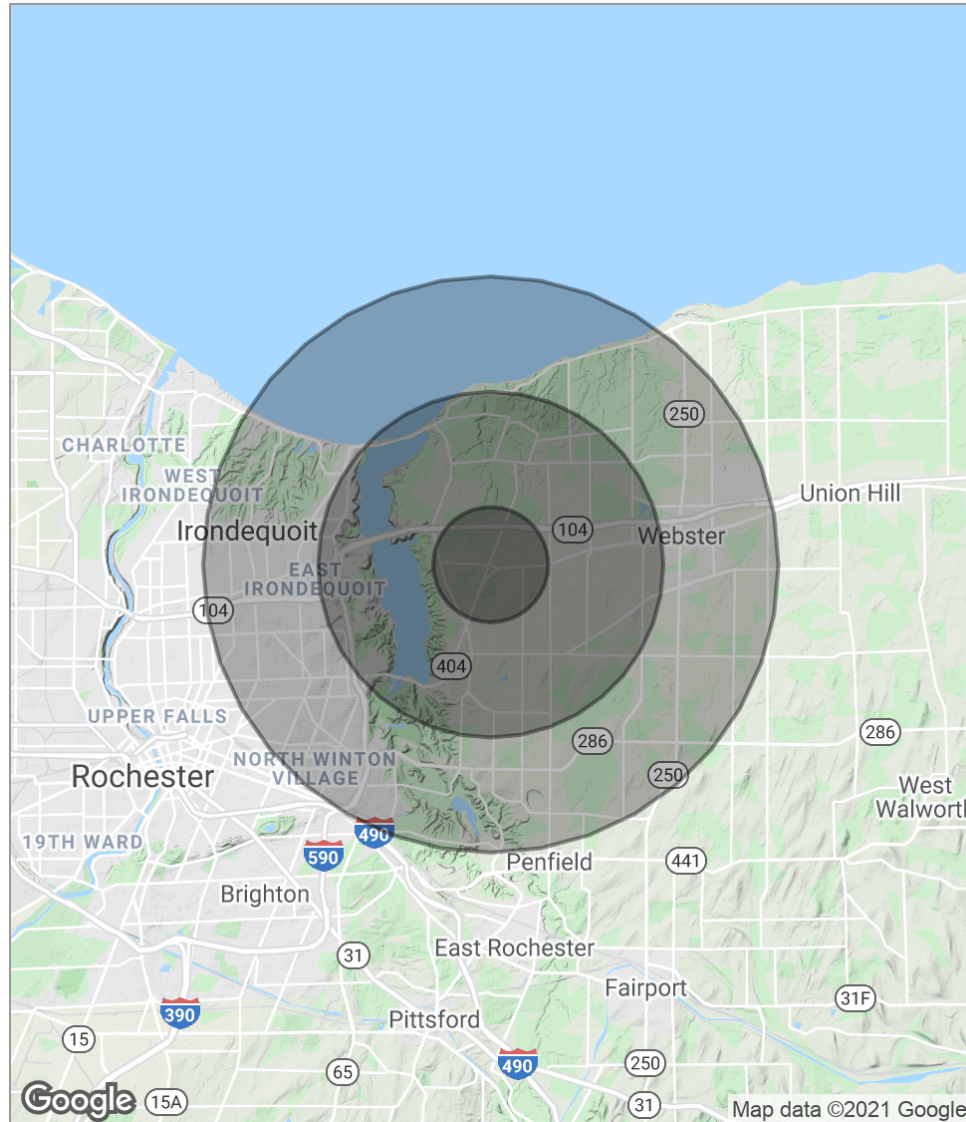
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,471	41,661	108,743
Median Age	40.5	43.2	42.6
Median Age (Male)	40.5	41.5	40.6
Median Age (Female)	39.0	43.9	44.1

## HOUSEHOLDS &amp; INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,096	16,451	44,787
# Of Persons Per HH	2.6	2.5	2.4
Average HH Income	\$85,085	\$84,122	\$75,316
Average House Value	\$179,837	\$192,980	\$171,565

\* Demographic data derived from 2010 US Census

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