

# FORMER BANK BRANCH

3603 Mount Read Blvd  
Rochester, NY 14616



FORMER BANK BRANCH AVAILABLE



**Brian Donovan**  
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NY #10491202934



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## PROPERTY DESCRIPTION

4,317 SF former bank branch with fifty parking spaces and a drive-thru is available now. Built in 2010, this building is in exceptional condition and is located on a busy intersection. Located on the AM side of the road next to Wegmans, this building is extremely well positioned to capture morning commuters and evening and weekend shoppers as well. While close to West Ridge Road, this is a different trade area for local residents.

## LOCATION DESCRIPTION

This building is located in Greece, NY, a suburb on the northwest side of the Rochester MSA. Wegmans, ALDI, and Tops combine with CVS and Walgreens to give this location a great community feel. The available building is near the intersection of Mount Read and Maiden, next to Wegmans. Mount Read Boulevard is a major north/south road for commuters and traffic.

## PROPERTY HIGHLIGHTS

- Strong community feel to intersection
- Next to a Wegmans with annual sales of \$100mm
- AM side of the road
- Newer construction with a drive-thru
- Pylon sign

SPACES	LEASE RATE	SIZE (SF)
Former Bank Branch	Negotiable	4,317



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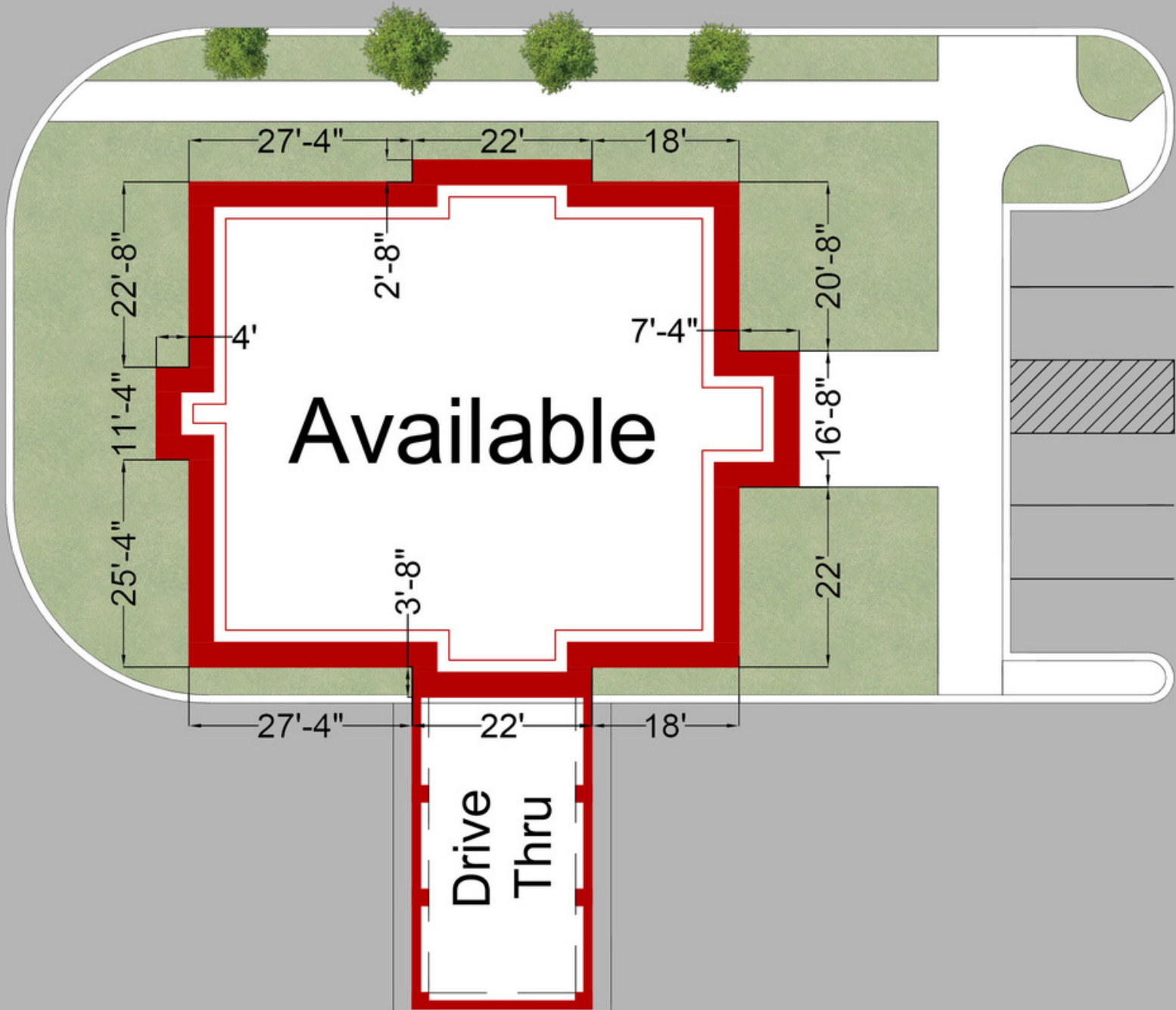


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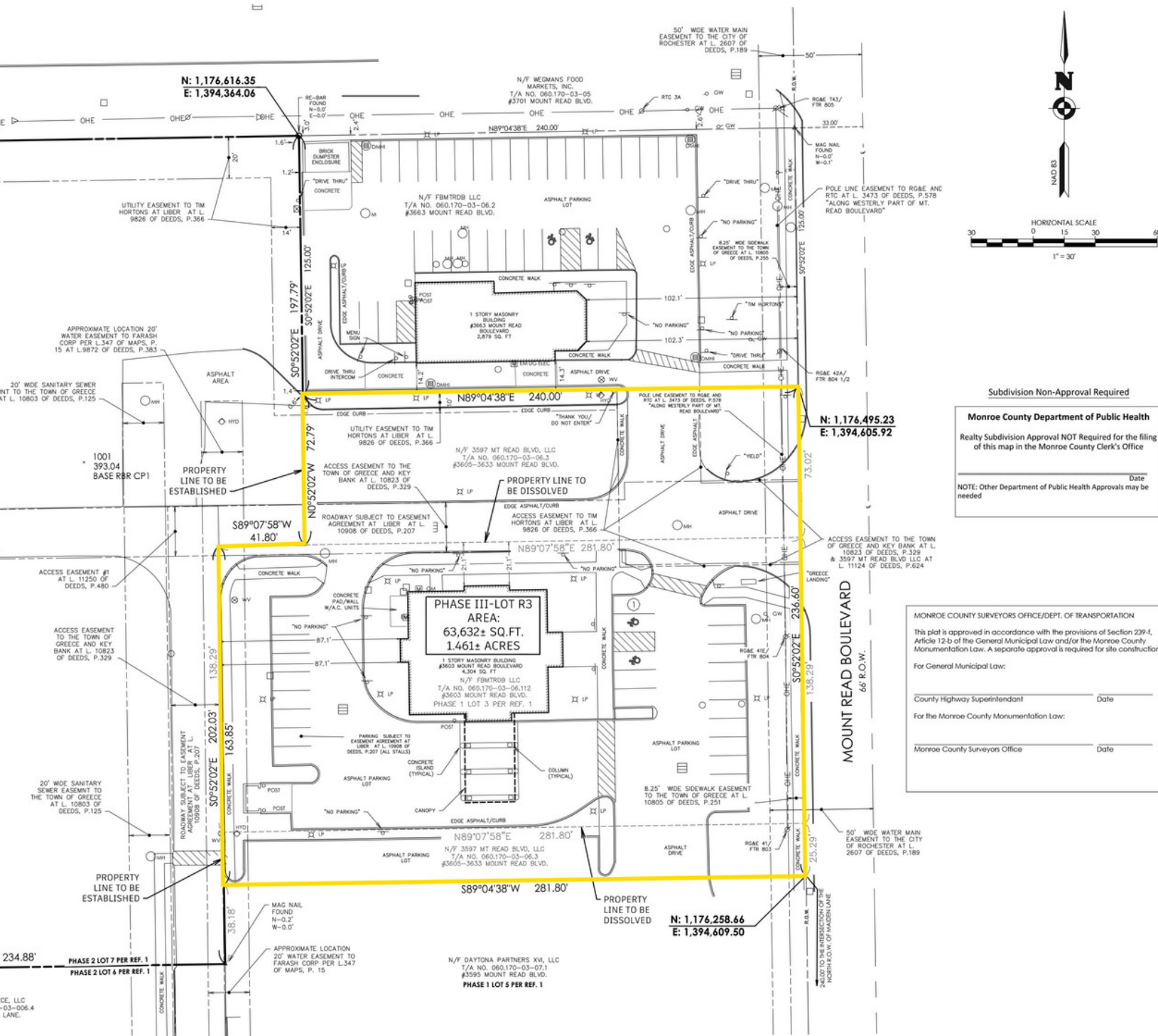




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