

770 EAST MAIN STREET

770 East Main Street
Rochester, NY 14605



**AVAILABLE
3/4 ACRE**

OPPORTUNITY ZONE LAND FOR LEASE

OPPORTUNITY ZONE



Brian Donovan
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NY #10491202934



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PROPERTY DESCRIPTION

Ground Lease or Build-to-Suit opportunity on Main Street corner lot. Great location and traffic counts for a QSR/Drive-thru concept.

LOCATION DESCRIPTION

The available site is at the corner of East Main and Alexander in the city of Rochester, NY. East Main is a high-traffic street and is an eighth of a mile from the Inner Loop North on- and off-ramps. The site also has frontage on three streets, allowing for multiple curb cuts and access and egress options. The proximity to the Inner Loop North ramps makes this a high-performing Convenience/QSR area, with Fastrac, Delta Sonic, and Wendy's all busy at all hours of the day. Nearby drivers include Rochester's Public Market (less than a half mile), the Village Gate development (less than half a mile), the Eastman Theater (half a mile), and the Memorial Art Gallery (quarter mile).

Additionally, this site is just a quarter mile from the north end of Rochester's Inner Loop East project, which converted a sunken section of expressway to the east of Downtown to an at-grade "complete street" with multiple multi-family and mixed-use buildings built or underway.

PROPERTY HIGHLIGHTS

- Located in an Opportunity Zone
- Corner Lot
- Ground Lease or Build-to-Suit
- High traffic area
- Multiple QSR and traffic generators in area
- Excellent visibility

SPACES

LEASE RATE

SIZE (SF)

Available Land

Negotiable

31,798



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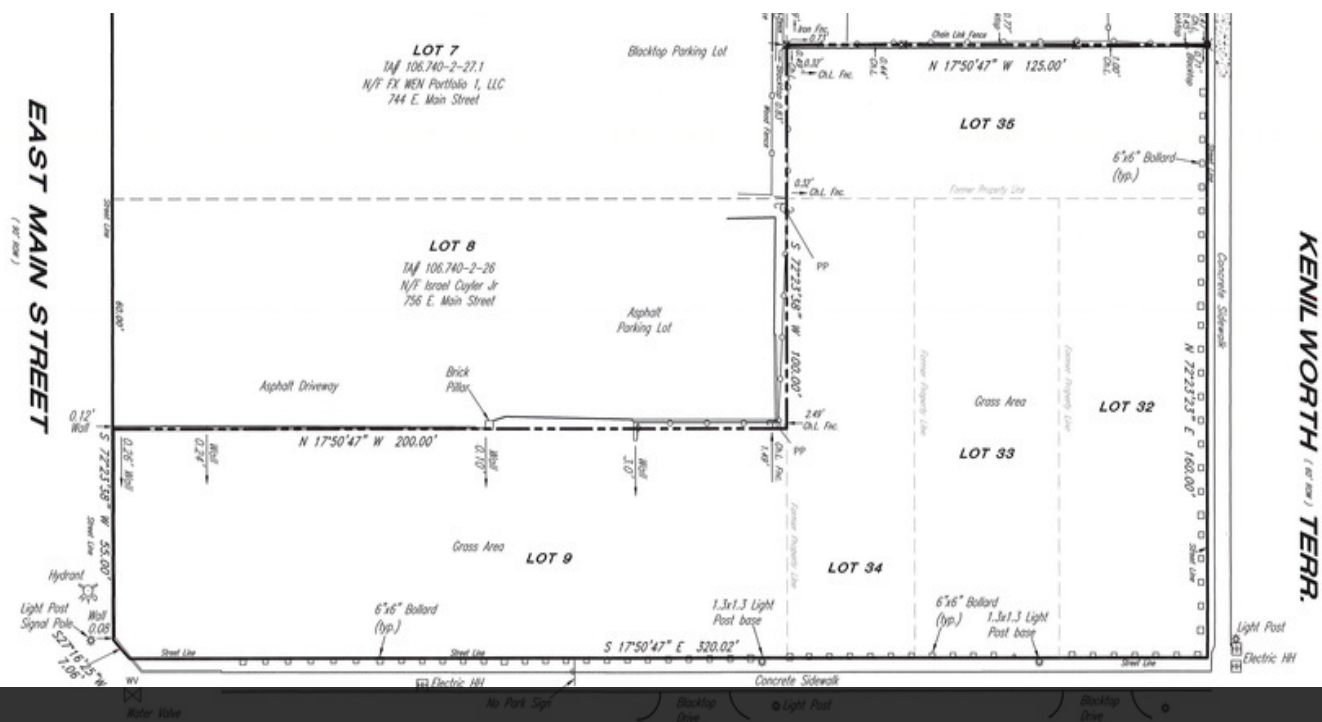
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Site Survey



Concept Site Plan for QSR Tenant



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