

200 EAST AVE

200 East Ave
Rochester, NY 14607



AVAILABLE
1,726 SF
RESTAURANT/RETAIL

RETAIL PROPERTY FOR LEASE



Brian Donovan
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PROPERTY DESCRIPTION

Former restaurant space is available for lease. Located between SPoT Coffee and Twisted Tap, this space offers an exciting and stylish buildout with high ceilings, bright colors, and contemporary light fixtures. HVAC is on its own thermostat, and bathrooms are in a common space maintained by an adjoining tenant.

PROPERTY HIGHLIGHTS

- High ceilings
- Stylish buildout
- No grease trap

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,726 SF
Building Size:	1,726 SF

LOCATION DESCRIPTION

200 East Ave. is a gorgeous structure with outstanding Art Deco architectural styling located in Rochester's creative and dynamic East End neighborhood. The neighborhood has a lot of entertaining things to do and is full with local businesses and craftsmen. The Little Movie Theater, Redd, Java's, Ugly Duck Coffee, SPoT Coffee, Murphy's Law, Swan Dive, Ox & Stone, Axes & Ales, One Nightclub, Locals Only, and The Daily Refresher are among the notable local companies in the region.

The East End is also home to the Eastman Theater, which is part of the world-renowned Eastman School of Music. The Strong National Museum of Play is a few steps away and has interactive displays and an interesting history to appeal to people of all ages.

Several new apartment buildings have opened recently, bringing a surge of new residents to the neighborhood. With great shopping, several new apartment buildings, and dining all around, 200 East Ave East is an excellent location for any business.



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Demographic Report	1 Mi.	2 Mi.	3 Mi.	10 Min.
Population				
2023 Estimated Population	25,180	98,654	202,195	245,135
2028 Projected Population	26,009	101,088	203,355	245,579
2020 Census Population	25,110	98,809	202,978	246,145
2010 Census Population	23,984	98,616	202,894	245,826
2023 Median Age	31.9	31.5	33.3	34.5
Households				
2023 Estimated Households	14,605	45,714	89,063	107,175
2028 Projected Households	15,107	46,663	89,268	106,980
2020 Census Households	14,380	45,246	88,388	106,367
2010 Census Households	12,424	42,543	84,503	102,138
Race and Ethnicity				
2023 Estimated White	54.2%	42.8%	43.4%	46.9%
2023 Estimated Black or African American	27.7%	37.0%	36.2%	33.5%
2023 Estimated Asian or Pacific Islander	3.9%	3.4%	5.2%	5.7%
2023 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%	0.3%
2023 Estimated Other Races	13.8%	16.5%	14.8%	13.7%
2023 Estimated Hispanic	16.6%	19.8%	17.6%	16.1%
Income				
2023 Estimated Average Household Income	\$76,464	\$73,179	\$75,258	\$81,953
2023 Estimated Median Household Income	\$51,720	\$50,833	\$55,056	\$59,425
2023 Estimated Per Capita Income	\$45,249	\$34,300	\$33,502	\$36,192
Education (Age 25+)				
2023 Estimated High School Graduate	18.0%	22.8%	23.4%	22.8%
2023 Estimated Some College	15.3%	16.1%	16.3%	16.3%
2023 Estimated Associates Degree Only	6.9%	8.4%	9.1%	9.4%
2023 Estimated Bachelors Degree Only	27.0%	20.2%	19.6%	20.1%
2023 Estimated Graduate Degree	20.8%	15.9%	16.2%	17.3%
Estimated College Educated	70.0%	60.6%	61.2%	63.1%
Business				
2023 Estimated Total Businesses	2,158	4,108	6,554	8,518
2023 Estimated Total Employees	30,141	55,678	86,172	115,139
2023 Estimated Employee Population per Business	14.0	13.6	13.1	13.5
2023 Estimated Residential Population per Business	11.7	24.0	30.9	28.8



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