

Commercial Site Available

2087 Monroe Avenue | Rochester, NY 14618

0.26 Acre Corner Site for Sale



AVAILABLE OPPORTUNITY

- ◇ 0.26 Acre Commercial Site
- ◇ Corner location
- ◇ Asking Price: \$239,000

PROPERTY HIGHLIGHTS

- Located in the Town of Brighton near Twelve Corners
- Formerly approved for a 1,200 SF commercial building with 9 parking spaces
- Access via Brooklawn Drive with traffic light
- Traffic Count: 12,862 VPD



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Market Aerial



Demographic Snapshot

	1 Mile	3 Miles	5 Miles
Population	11,275	99,176	271,194
Daytime Population	10,012	122,215	353,213
Households	4,521	45,791	112,778
Median Household Income	\$98,619	\$55,982	\$45,266
Average Household Income	\$128,777	\$86,862	\$72,666
Traffic Count: 12,862 VPD			