

**EAST &
ALEX**

PRIME CORNER SPACE FOR LEASE

**HISTORIC EAST &
ALEXANDER DISTRICT
ROCHESTER, NEW YORK**



**BE IN THE HEART OF ROCHESTER'S
VIBRANT ENTERTAINMENT,
RESTAURANT & SHOPPING DISTRICT**



GROUND FLOOR CORNER UNIT



APPROXIMATELY 1,500 SQ. FT.



**HIGH CEILINGS &
CLASSIC ARCHITECTURE**



**HIGH PEDESTRIAN &
VEHICLE TRAFFIC**



**CLOSE TO EXPRESSWAYS
& DOWNTOWN**



PROPERTY FEATURES

- Ground-floor corner location
- Approximately 1,500 sq. ft.
- High ceilings and classic architecture
- Existing bar and service area
- Two bathrooms
- Excellent visibility & signage potential
- Strong pedestrian & vehicle traffic
- Convenient access to downtown and expressways

AREA HIGHLIGHTS

Surrounded by restaurants, bars, nightlife, coffee shops, boutiques and major neighborhood renovation with new businesses and exciting investment fueling growth.

Nearby destinations include:

- Marriott Hotel
- Valley Club
- George Eastman Museum
- Eastman Theatre
- Eastman School of Music
- Rochester War Memorial
- Close to Expressways
- Minutes to Downtown

IDEAL USES

PLEASE NOTE: No kitchen in the space.

GREAT FOR FOOD & ENTERTAINMENT:

- Wine bar
- Bourbon or whiskey lounge
- Craft cocktail bar
- Small tasting room
- Distillery concept
- Coffee bar / espresso lounge
- Live music or listening lounge
- Dessert or gelato café

GREAT FOR NON-FOOD USES:

- Boutique retail shop
- Art gallery or studio
- Salon or barber lounge
- Luxury spa or wellness concept
- Record store or music-themed retail
- Creative office or design studio
- Co-working lounge
- Vintage clothing or lifestyle boutique
- Event or private membership club
- Photography or podcast studio

BRING YOUR IDEAS AND VISION TO ONE OF ROCHESTER'S MOST ENERGETIC DOWNTOWN CORRIDORS.

CONNECT
REAL ESTATE & DEVELOPMENT GROUP LLC

FOR LEASING INFORMATION CONTACT
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CALL OR TEXT