

## 2735 Monroe Avenue, Brighton NY 14618

---

**GROUND LEASE WITH EXISTING BUILDING:** \$122,100.00/year NNN  
**LEASE WITH NEW BUILD TO SUIT:** Depends on building design and specs

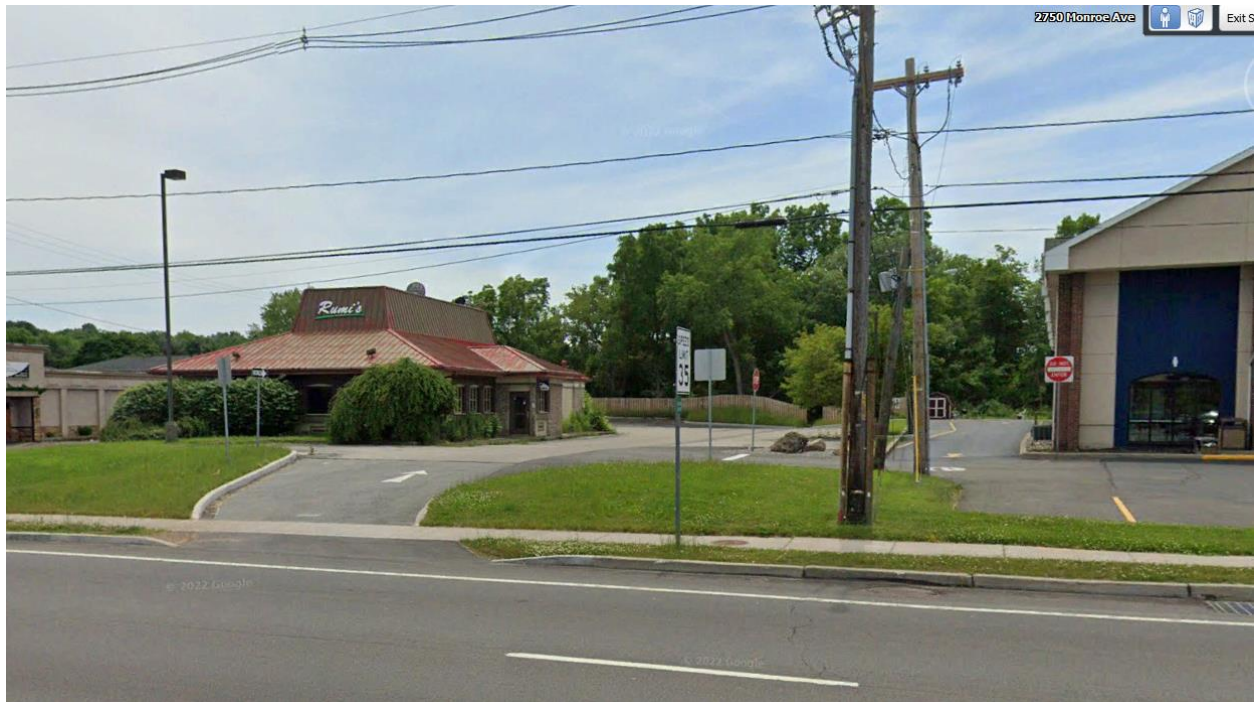
**BUILDING SIZE:** Approximately 3,421 sq ft  
**ACRES:** .73  
**PARKING:** 38 Parking Spaces

**TRAFFIC COUNTS:** 47,131 Cars per day

**SPECIAL CIRCUMSTANCES:** This site was the home of Pizza Hut for over 25 years. Over the past 7 years the Whole Foods Development across the street was constructed along with a new Traffic Signal allowing for the first-time controlled access in and out of this site allowing customers to make a safe exit out of the property. The property also includes an approved right in only ingress off Monroe Avenue coming off the 590 expressways. This site offers maximum visibility on the most prestigious Monroe Avenue corridor with over 47,000 cars passing daily.

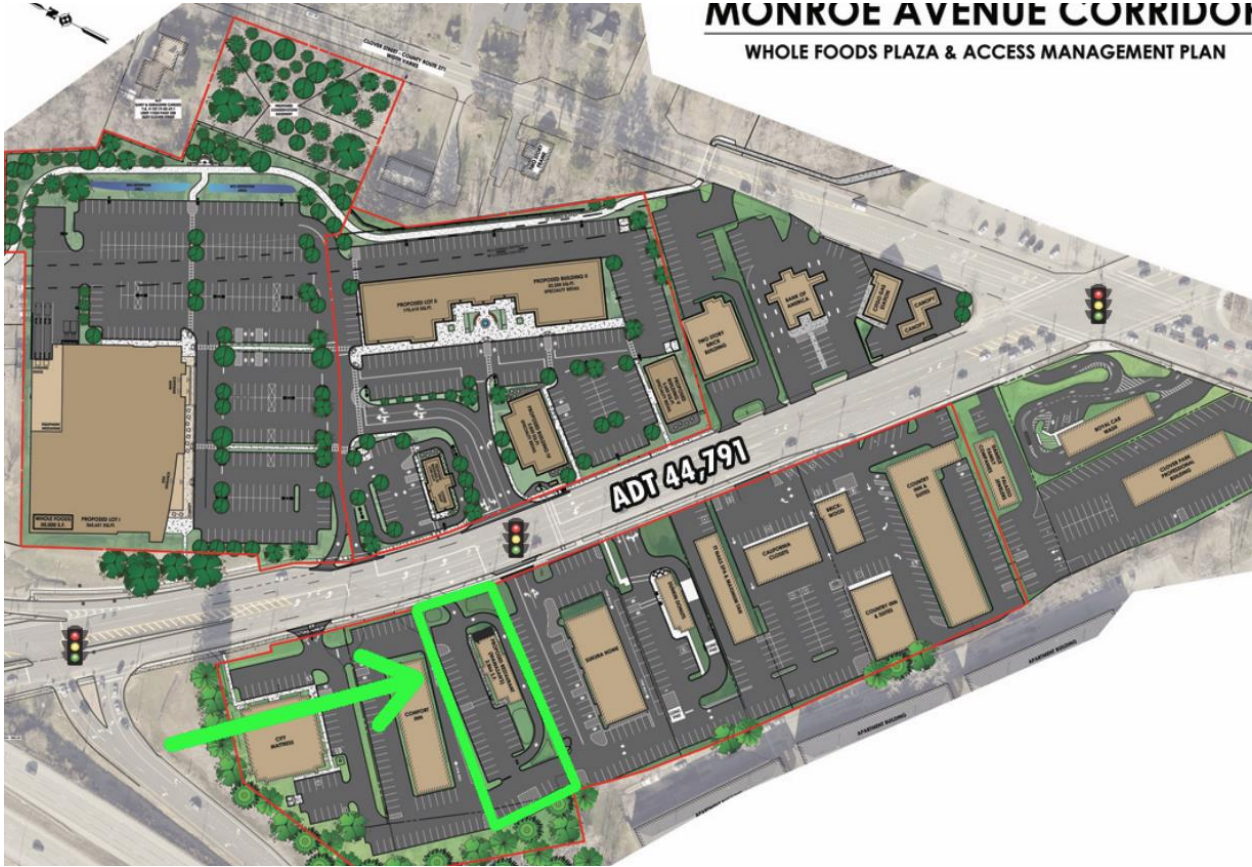






**MONROE AVENUE CORRIDOR**

**WHOLE FOODS PLAZA & ACCESS MANAGEMENT PLAN**



**DANIELE**

**Management & Development**

Call 585-703-3849 or Email [djd@danielefamily.com](mailto:djd@danielefamily.com)

[www.Danielefamily.com](http://www.Danielefamily.com)