

# RESTAURANT SITE – PITTSFORD/BRIGHTON

2835 Monroe Avenue, Brighton NY 14618



	1 Mile	2 Miles	3 Miles	5 Miles
Population	7,518	29,788	72,589	226,413
Households	3,022	12,192	32,751	97,786
Avg. HH Income	\$103,277	\$94,667	\$86,709	\$67,388
<b>Daily Traffic Count:</b>	<b>49,249</b>			

- 2,745 Sq Feet, plus outdoor elevated patio seating
- Plus 1,500 Sq Feet basement (Office, Refrigeration, Storage)
- Existing bar and draft beer systems
- Recently updated dining room
- Next to Hotel, steady clients (15,000+ room nights per year)
- Located off 590 Highway with 85,344 ADT
- Across the street of a new build (2019) Whole Foods Center
- Access to traffic signal on Monroe Avenue

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