

NEW BUILD – City Mattress 15 Year Lease

2717 Monroe Avenue, Rochester 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
Daily Traffic Count:	49,249			

- **Sale Price: \$5,904,000.00 @ 5.25% CAP Rate**
- **Located off 590 Highway with 85,344 ADT**
- **22 Store Chain (New York & Florida)**
- **Over 50 Years In Business (citymattress.com)**
- **Corporate Guaranteed NNN Lease, 1 Acre Parcel**
- **10% rent escalations every 5 years (10,000 sq foot building)**
- **Across the street of a new build (2019) Whole Foods Center**
- **Access to traffic signal on Monroe Avenue**

DANIELE
Management & Development

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