

WINTON PLACE - BRIGHTON NY

3450 WINTON PLACE, ROCHESTER, NY 14623



TURN-KEY SALON AVAILABLE



EXCLUSIVE LISTING

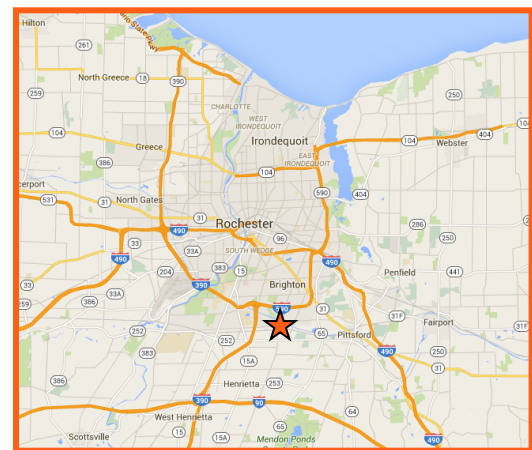
SPACE AVAILABLE

- 1,600 SF EXISTING SALON
- ABUNDANT PLUMBING

PROPERTY HIGHLIGHTS

- STRONGEST DEMOGRAPHICS IN ROCHESTER MARKET!
- 1/2 MILE FROM ROUTE 590, ADJACENT TO CANALVIEW & MERIDIAN CENTER OFFICE PARKS
- SIGNIFICANT TRAFFIC AND VISIBILITY; 25,000 VPD ON WINTON ROAD & 15,000 ON BRIGHTON-HENRIETTA TOWNLINE
- LOCATION HAS BEEN IN BUSINESS SINCE 1999.
- PURCHASE OF FF&E POSSIBLE VIA SEPARATE AGREEMENT

OFFERED AT \$2,250/MO



DEMOGRAPHICS

ESTIMATED <small>SOURCE: 2015 LOOPNET & MAPINFO</small>	1 MILE	3 MILES	5 MILES
DAYTIME POPULATION	16,180	97,993	304,984
AVERAGE HH INCOME	\$91,623	\$93,670	\$73,181
HOUSING UNITS	3,089	22,237	86,117

** All information deemed reliable but cannot be guaranteed*