



FOR SALE

± 4,928 SF OF TURN-KEY RESTAURANT/EVENT SPACE ON ± 5.1 ACRES

EXCLUSIVE CONTACT

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Property Highlights

- 3,128 SF freestanding restaurant and bar on 5.1 acres in Rush, NY, built in 1983
- 1,800 SF covered outdoor pavilion with bar, suited for events, weddings, and car shows
- Turnkey restaurant and bar operation with building signage in place
- 40+ on-site parking spaces
- Single-tenant freestanding building available for sale
- Located on East Henrietta Road (Route 15A) in the hamlet of Rush, roughly 10 miles south of Rochester, with quick access to I-390

Operator Potential

Only 1.6 miles from I-390 in the center of the town of Rush, NY. Great opportunity for a new operator or an experienced operator looking to expand their footprint.

Turn-Key Layout

Dining, kitchen, bar, pavilion, and outdoor areas are already organized for food service, private events, and seasonal revenue opportunities.

Revenue Opportunity

The covered pavilion and creekside setting create potential for weddings, banquets, live music, fundraisers, car shows, and private rentals.

Flexibility

The ±5.1-acre site supports outdoor events, customer parking, vendor access, and possible future site enhancements, subject to approvals.


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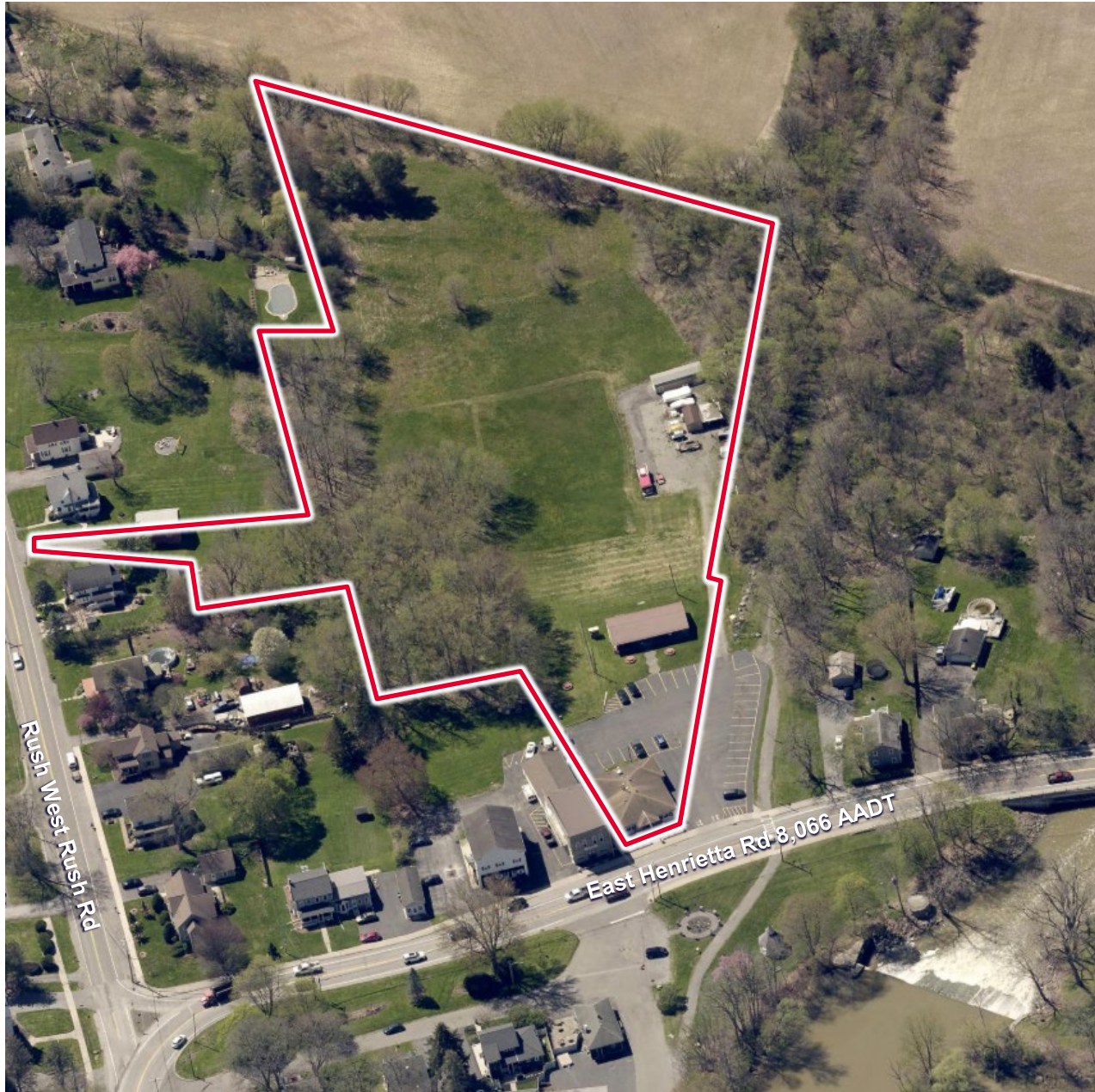
**CUSHMAN &
WAKEFIELD**



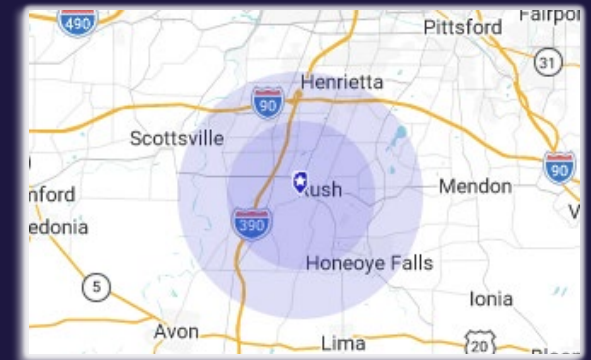
**Pyramid Brokerage
Company**

6071 East Henrietta Rd

Location Overview



Location Map



Demographics



Population

6,194

3 Miles

30,331

5 Miles



Households

2,543

3 Miles

12,374

5 Miles



Median HH Income

\$137,813

3 Miles

\$109,873

5 Miles



Labor Force

3,223

3 Miles

16,268

5 Miles