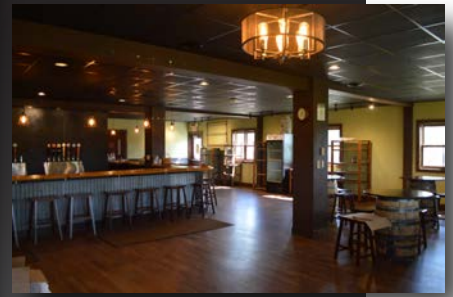


# Microbrewery Building

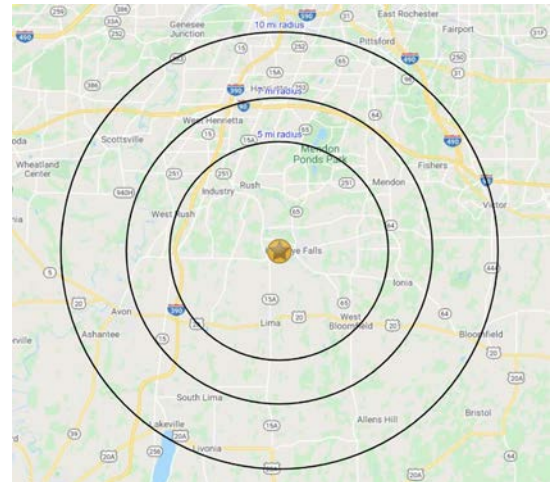
300 Village Square Blvd Honeoye Falls, NY 14472



**AVAILABLE for  
LEASE or SALE**



- This 10,000 sf building is located in the picturesque and thriving Village of Honeoye Falls NY. It is situated in the 92 acre Village Square Development along with Tractor Supply Co., ESL Credit Union and Rochester General Health. Rite Aid, Family Dollar, Dunkin, Five Star Bank and the Honeoye Falls Supermarket are all in close proximity.
- Honeoye Falls is located just outside Rochester NY which is known for its highly skilled and talent laden workforce, competitively priced real estate and exceptional quality of life. In fact, the Greater Rochester Region was rated # 1 in quality of life among major U.S. metros\* and the Hottest Real Estate Market in the Country.\*\*
- Formerly the home of CB Craft Brewers, this building, built in 1997, sits on a 1 acre lot (with land available for expansion) and the interior layout is broken down into 70% production and 30% restaurant / tasting room with a mezzanine above housing an office space component.
- A 10-barrel brewing system and bottling line with all equipment for a turn-key brewery operation is also available. A complete list of equipment is available for review.



Demographics	5 Mile	7 Miles	10 Miles
Population	14,582	30,121	108,783
Households	5,988	12,223	41,664
Ave HH Income	\$108,343	\$111,440	\$111,368

Demographics Source: SitesUSA (ReGis) 2021 Estimates  
\*Source – Expansion Management \*\*Realtor.com



Michael A. Smith - Michael@LLDEnterprises.com  
Director of Leasing / Licensed Real Estate Salesperson  
585-244-3575 ext. 310

415 Park Avenue - Rochester, NY 14607

[WWW.LLDENTERPRISES.COM](http://WWW.LLDENTERPRISES.COM)

