

EVERGREEN PLAZA

2755-2761 East Henrietta Road

Town of Henrietta



FOR LEASE

UP TO 3167 SF SUITABLE FOR RETAIL/MEDICAL/OFFICE

- Address: 2755-2761 East Henrietta Road
- Town/County: Henrietta/ Monroe County
- Zoning: Neighborhood Shopping Center
- Year Built: 2001
- Acreage: 1.11 Acres
- Space Available: 3,167 Square Feet (1175 and 1992 SF suites that can be leased separately or combined)
- Lease Rate: \$15 per square foot, Triple Net
- Parking: 62 surface parking space in direct proximity to plaza
- Site Access: Access from E. Henrietta Rd with additional egress from Fair Ave
- Traffic Counts: East Henrietta Road– 16,072 cars per day (NYS DOT)
- Population (2023): 1 mi: 8,044 3 mi: 37,581 5 mi: 103,248
- Avg HH Income (2023): 1 mi: \$69,805 3 mi: \$86,921 5 mi: \$102,631
- Location: Evergreen Plaza is located just south of the E Henrietta Rd/Calkins Rd intersection and adjacent to a Wegmans grocery store.
- Nearby Tenants: Tenants in Evergreen Plaza include Abbott's Frozen Custard, Pontillo's Pizzeria, Bamboo Garden, Vibe Nails and Mad Flavors.
- Description: Up to 3167 SF suite available suitable for retail, medical or office use. Great location in Henrietta just south of Jefferson Rd corridor, adjacent to Calkins Road Wegmans and easily accessible via I-390 expressway and I-90 Thruway. Potential for naming rights exist for the plaza depending on the terms of the lease. Delivery of the space is negotiable.



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