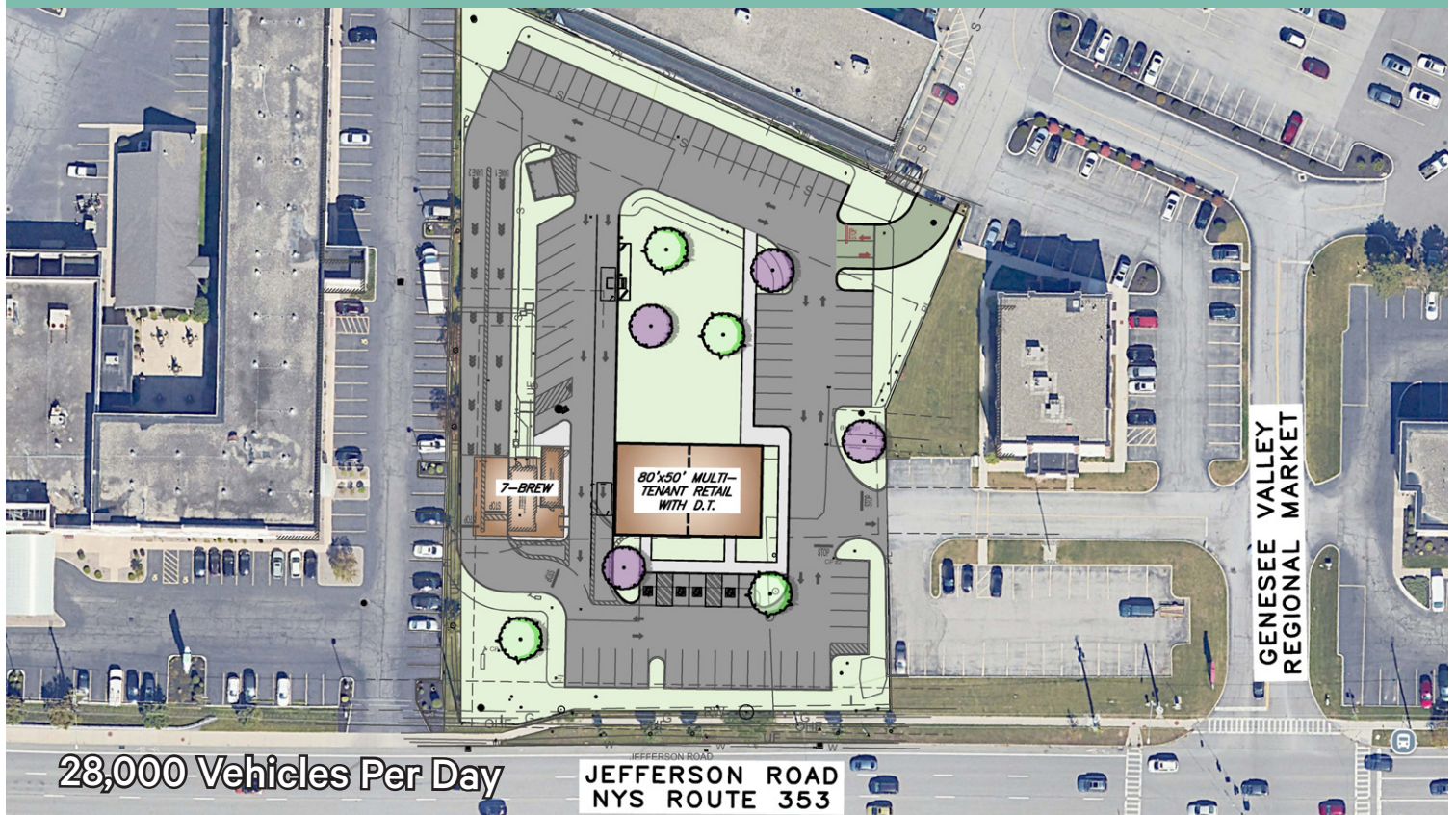


New Retail Construction

Superior Exposure On Jefferson Road

830 Jefferson Road
Henrietta, NY 14623

4,000 Square Feet With Drive-Thru On Prime Commercial Corridor



Offering Overview

Located on Rochester's premier retail corridor, 830 Jefferson Road (site of the former Sticky Lips BBQ) is undergoing redevelopment and will be the new home to 7-Brew Coffee as well as a newly constructed 4,000 square foot building with a drive-thru. Available for lease, the property offers superior exposure at the entrance to the Genesee Valley Regional Market on Jefferson Road.

Offering Details

- + 4,000 SF With Drive-Thru
- + New Construction
- + Prime Retail Location
- + Available For Lease

Freestanding Retail

830 Jefferson Road | Henrietta, NY 14623

For Lease



Property Overview

- + 4,000 SF (80' x 50' Building)
- + Drive Thru
- + Pylon signage
- + Excellent Exposure & Visibility
- + Traffic Counts – 28,000 AADT
- + Adjacent to major powercenters Market Commons & Market Square
- + Located at the entrance to Genesee Valley Regional Market
- + Available for lease

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Freestanding Retail

830 Jefferson Road | Henrietta, NY 14623

For Lease

DEMOGRAPHIC BRIEF

830 JEFFERSON RD

	1 MILE	2 MILES	3 MILES
POPULATION			
2023 Population - Current Year Estimate	4,502	20,036	53,931
2028 Population - Five Year Projection	4,499	20,239	53,854
2020 Population - Census	4,523	19,726	53,435
2010 Population - Census	4,529	19,296	51,784
2020-2023 Annual Population Growth Rate	-0.14%	0.48%	0.28%
2023-2028 Annual Population Growth Rate	-0.01%	0.20%	-0.03%
HOUSEHOLDS			
2023 Households - Current Year Estimate	1,985	8,723	20,719
2028 Households - Five Year Projection	2,019	9,006	21,075
2010 Households - Census	1,799	7,725	19,117
2020 Households - Census	1,960 92.1%	8,477 93.3%	20,446 93.8%
2020-2023 Compound Annual Household Growth Rate	0.39%	0.88%	0.41%
2023-2028 Annual Household Growth Rate	0.34%	0.64%	0.34%
2023 Average Household Size	1.86	2.06	2.10
HOUSEHOLD INCOME			
2023 Average Household Income	\$70,235	\$77,833	\$85,914
2028 Average Household Income	\$77,554	\$88,646	\$97,125
2023 Median Household Income	\$52,219	\$54,908	\$59,503
2028 Median Household Income	\$55,428	\$59,109	\$64,521
2023 Per Capita Income	\$29,796	\$34,300	\$34,283
2028 Per Capita Income	\$33,411	\$39,867	\$39,262
HOUSING UNITS			
2023 Housing Units	2,161	9,387	22,168
2023 Vacant Housing Units	176 8.1%	664 7.1%	1,449 6.5%
2023 Occupied Housing Units	1,985 91.9%	8,723 92.9%	20,719 93.5%
2023 Owner Occupied Housing Units	861 39.8%	4,588 48.9%	10,765 48.6%
2023 Renter Occupied Housing Units	1,124 52.0%	4,135 44.1%	9,954 44.9%
EDUCATION			
2023 Population 25 and Over	3,020	14,178	33,202
HS and Associates Degrees	1,384 45.8%	6,928 48.9%	14,177 42.7%
Bachelor's Degree or Higher	1,383 45.8%	5,823 41.1%	16,784 50.6%
PLACE OF WORK			
2023 Businesses	805	2,053	3,448
2023 Employees	15,504	37,165	112,908

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