

25,500 SF END-CAP RETAIL SPACE FOR LEASE

2599 E. Henrietta Road

Rochester, NY (Town of Henrietta) 14623



VENTURE
BROKERAGE GROUP



AVAILABLE OPPORTUNITY

- » FOR LEASE: 25,500 SF retail space
- » End-cap space next to the newly opened O'Reilly Auto Parts, in established neighborhood shopping center
- » Loading dock door & drive-in door
- » Potential big-box retail opportunity

PROPERTY HIGHLIGHTS

- » Convenient location just off Interstate 390 (less than 1 mile) from the main Jefferson Road retail corridor
- » Situated at the signalized intersection of E. Henrietta Rd & Calkins Rd across from Wegmans, Starbucks, Walgreens & other area retailers
- » Excellent visibility & signage opportunity, highly visible façade along E. Henrietta Rd
- » Proximity to 2 area colleges Monroe Community College and RIT, both less than 5 miles from the site, with a combined enrollment of approximately 28,641 students
- » 3 points of ingress/egress & ample parking
- » High Traffic Counts: 21,707 VPD on E Henrietta Rd



FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS
Licensed Real Estate Broker
585.615.1102 (c)
Janell@VentureBrokerageGroup.com

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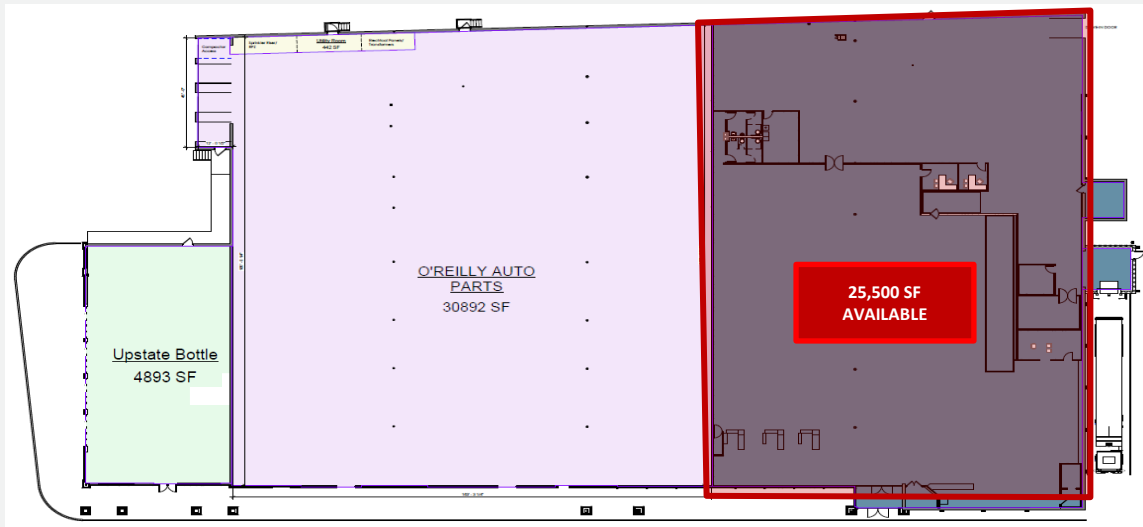


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SITE PLAN



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MARKET AERIAL



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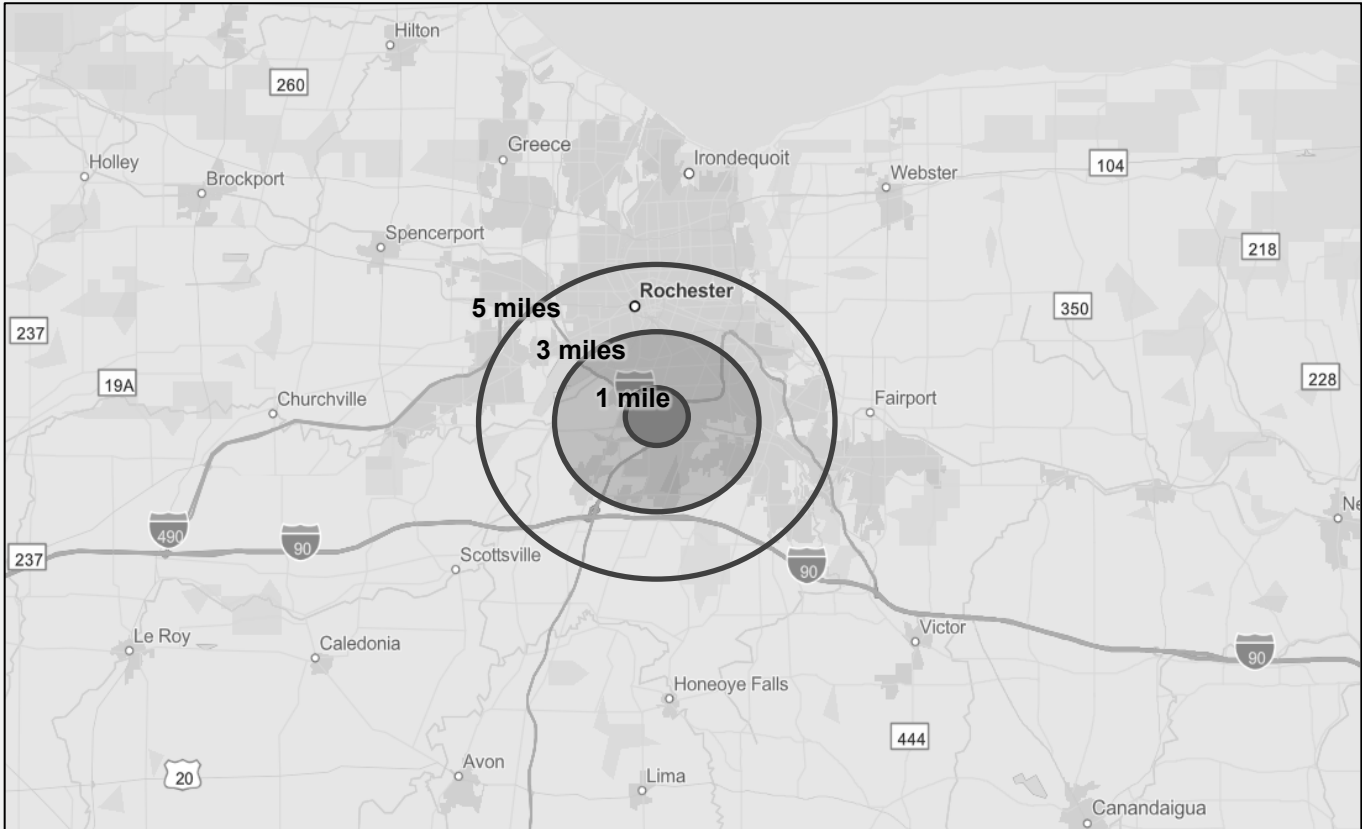
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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	7,671	37,628	117,037
Daytime Population	6,871	57,269	162,994
Households	3,498	16,391	47,209
Average Household Income	\$87,289	\$98,132	\$112,247



2,582
Businesses



43,163
Employees



\$216,728
Median Home Value



38.2
Median Age

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