

75,800 SF FORMER MOVIE THEATER FOR SALE OR LEASE

# Former Regal Henrietta

525 Marketplace Drive  
Rochester (Henrietta), NY 14623



**VENTURE**  
BROKERAGE GROUP



## AVAILABLE OPPORTUNITY

- » FOR SALE OR LEASE
- » 75,800SF Former Movie Theater on 11.92 acres

## PROPERTY HIGHLIGHTS

- » Excellent redevelopment opportunity with multiple potential uses of former Regal Henrietta movie theater
- » Prime location in the heart of the Henrietta retail corridor bordering Jay Scutti Plaza to the East, major retailers in the area include Wegmans, HomeGoods, Walmart Superstore and Target
- » Less than one mile from Marketplace Mall and University of Rochester's approximately 330,000SF Orthopedics & Physical Performance Center (opening 2023)
- » Excellent visibility/signage & ample parking



## FOR MORE INFORMATION, PLEASE CONTACT:



**JANELL VANEGAS**  
 Licensed Real Estate Broker  
 585.615.1102 (c)  
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## PROPERTY PHOTOS



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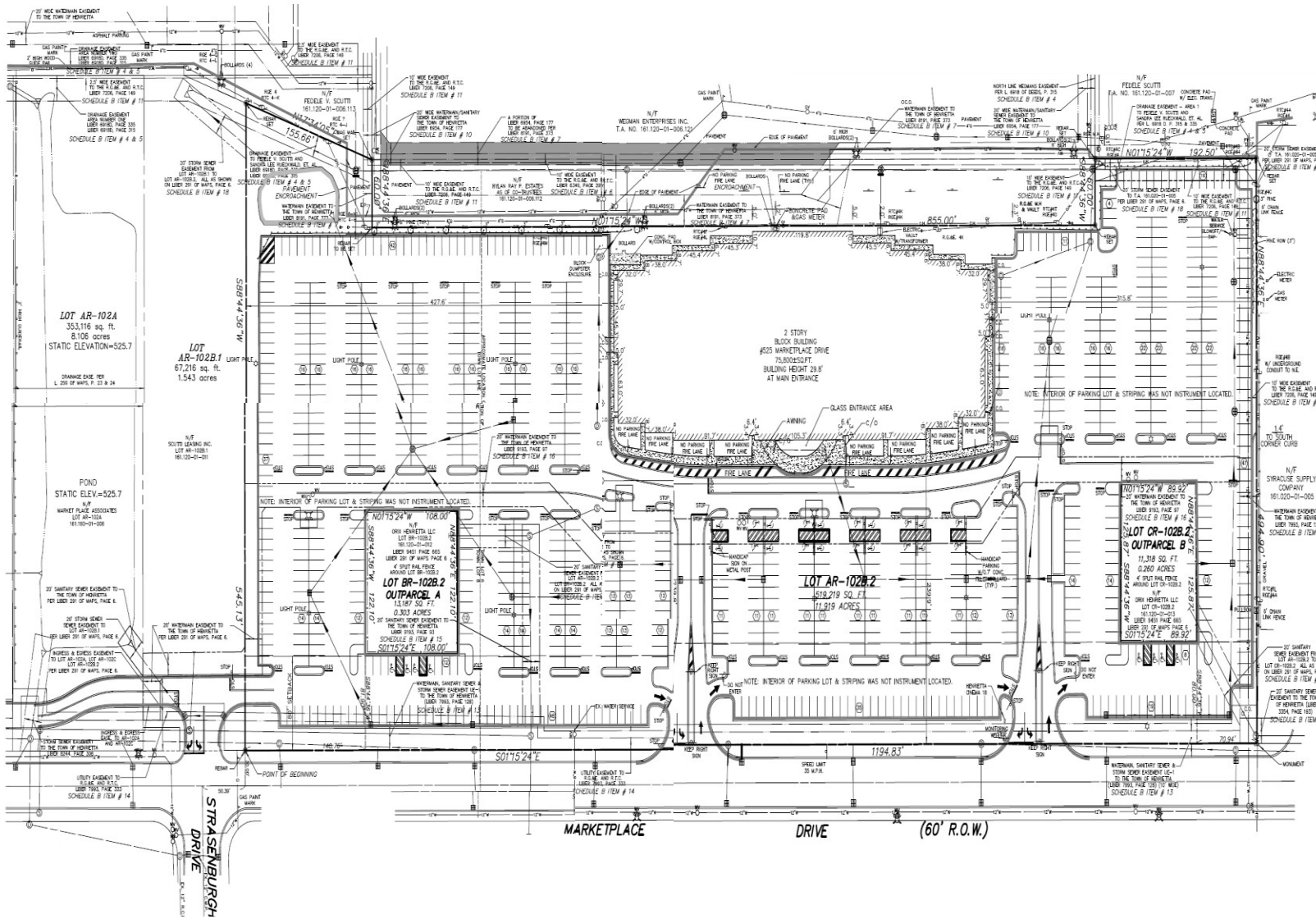
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## SURVEY



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## MARKET AERIAL



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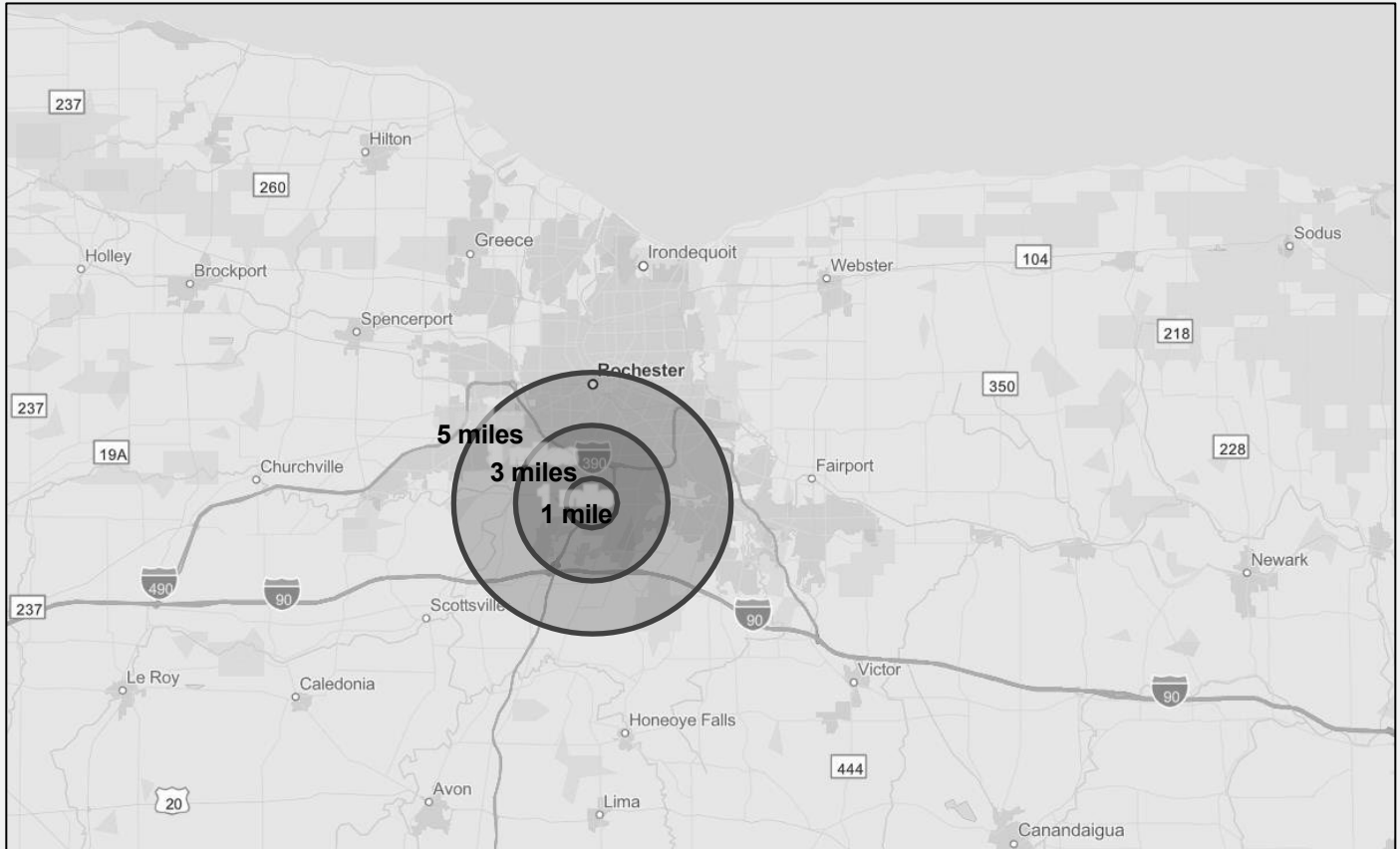


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## DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	2,878	45,933	158,344
Daytime Population	12,161	99,722	214,584
Households	1,322	17,304	65,251
Average Household Income	\$48,254	\$58,927	\$61,135



**3,216**  
Businesses



**86,751**  
Employees



**\$177,150**  
Median Home Value



**31.9**  
Median Age

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