

3685 W Henrietta Rd, Henrietta NY, 14623

For sale | Freestanding Restaurant/Retail space



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1 Henrietta Commons



2

M

THE MARKETPLACE MALL



3 Market Square



4 J Scutti Plaza



North West Aerial

1

CARmax

State Farm

WEST HERR
NEW YORK



2

BOB JOHNSON

AUTO GROUP

Maserati

NISSAN

MAZDA

GARBER

HONDA

ACURA

Audi

PORSCHE

WEST HENRIETTA RD
23,400VPD

South West Aerial

OSAKA
SUSHI
ALL YOU CAN EAT

Property Overview

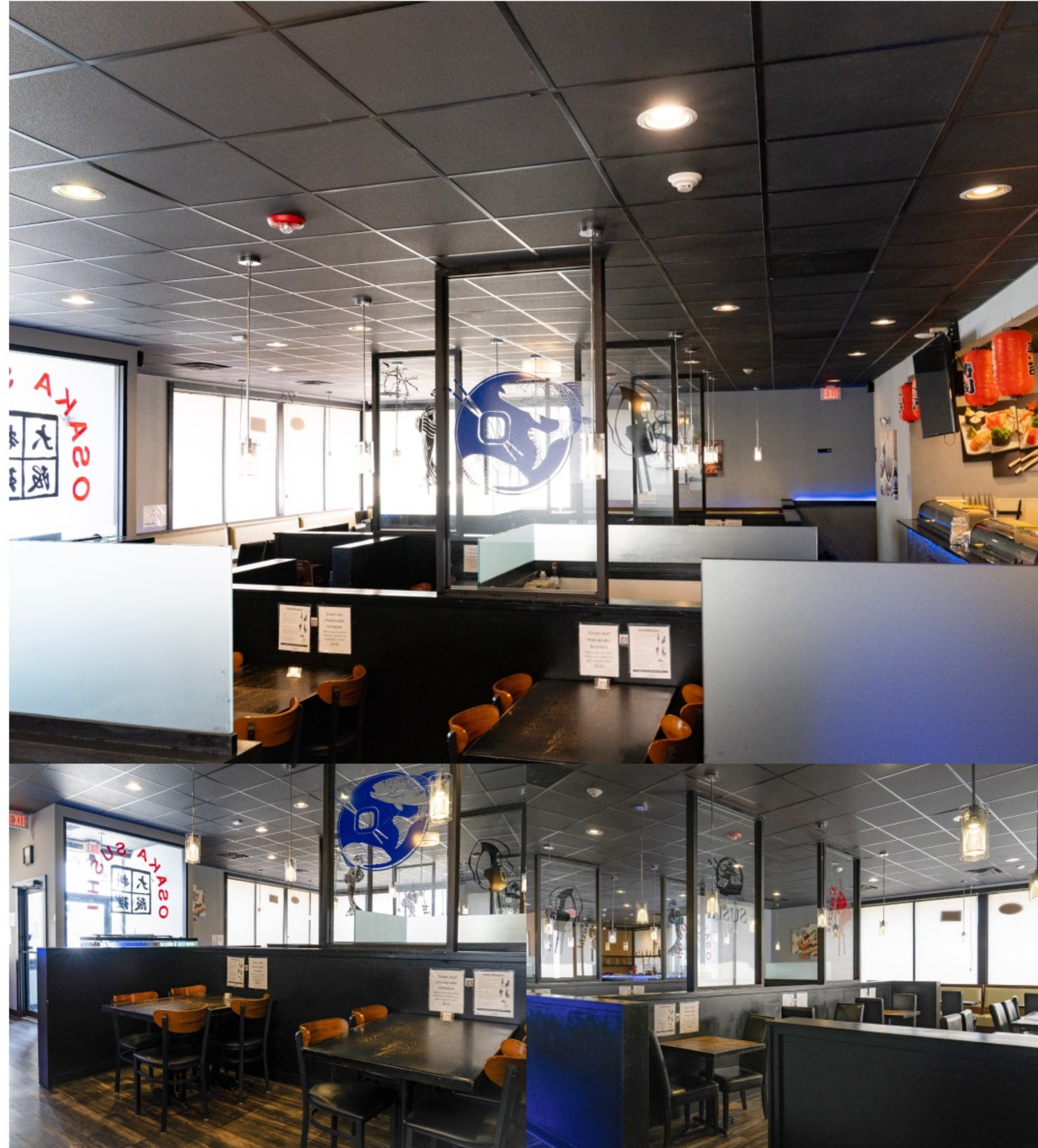


Property Overview:

3685 West Henrietta Road presents a prime commercial investment opportunity located along one of Rochester's busiest retail corridors. Situated in the heart of the Henrietta retail district, this property benefits from high visibility, heavy traffic counts, and strong surrounding demographics. The location is ideal for investors seeking a stabilized asset with excellent upside potential or for owner-users looking to establish a presence in one of Monroe County's most thriving commercial areas.

Property Highlights:

Property Type:	Retail / Freestanding Restaurant
Building Size:	3,864 sq ft
Lot Size:	.74 acres
Year Built / Renovated:	1976 Build / Renovated 2016
Parking:	Ample on-site parking
Access:	Full Ingress/egress along W Henrietta Rd & Commerce Dr
Traffic Counts	Over 23,000 Vehicles a day



Property Summary



Location Overview:

Henrietta, NY, is a rapidly growing commercial hub within the Rochester metro area. W Henrietta Road (Route 15) is one of the region's most heavily traveled corridors, home to numerous shopping centers, national brands, and regional employers.

The property is just **minutes** from:

- **Marketplace Mall**
- **Costco, Target, Walmart, and other big-box retailers**
- **University of Rochester**
- **Rochester Institute of Technology**

Immediate access to I-390, I-490, and the NYS Thruway

Property Highlights:

Asking Price:	\$1,699,998
Current NOI:	\$96,000
Cap Rate:	5.6%
Lease Structure(s):	NN Landlord responsible for Structure.



Investment Overview:

- Positioned on West Henrietta Rd, a **major retail artery** connecting to I-390 and downtown Rochester.
- Close to national retailers, restaurants, and service providers.
- **Dense population**, robust median household income, and consistent consumer spending.
- Suitable for **retail, restaurant, medical**, or **mixed-use** redevelopment.