

**3685 W Henrietta Rd,
Henrietta NY, 14623**

For sale | Freestanding Restaurant/Retail space



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For Sale | Pg. 1

1 Henrietta Commons



2



3 Market Square



4 J Scutti Plaza



1

2

3

4

WEST HENRIETTA RD
23,400 VPD

North West Aerial



South West Aerial

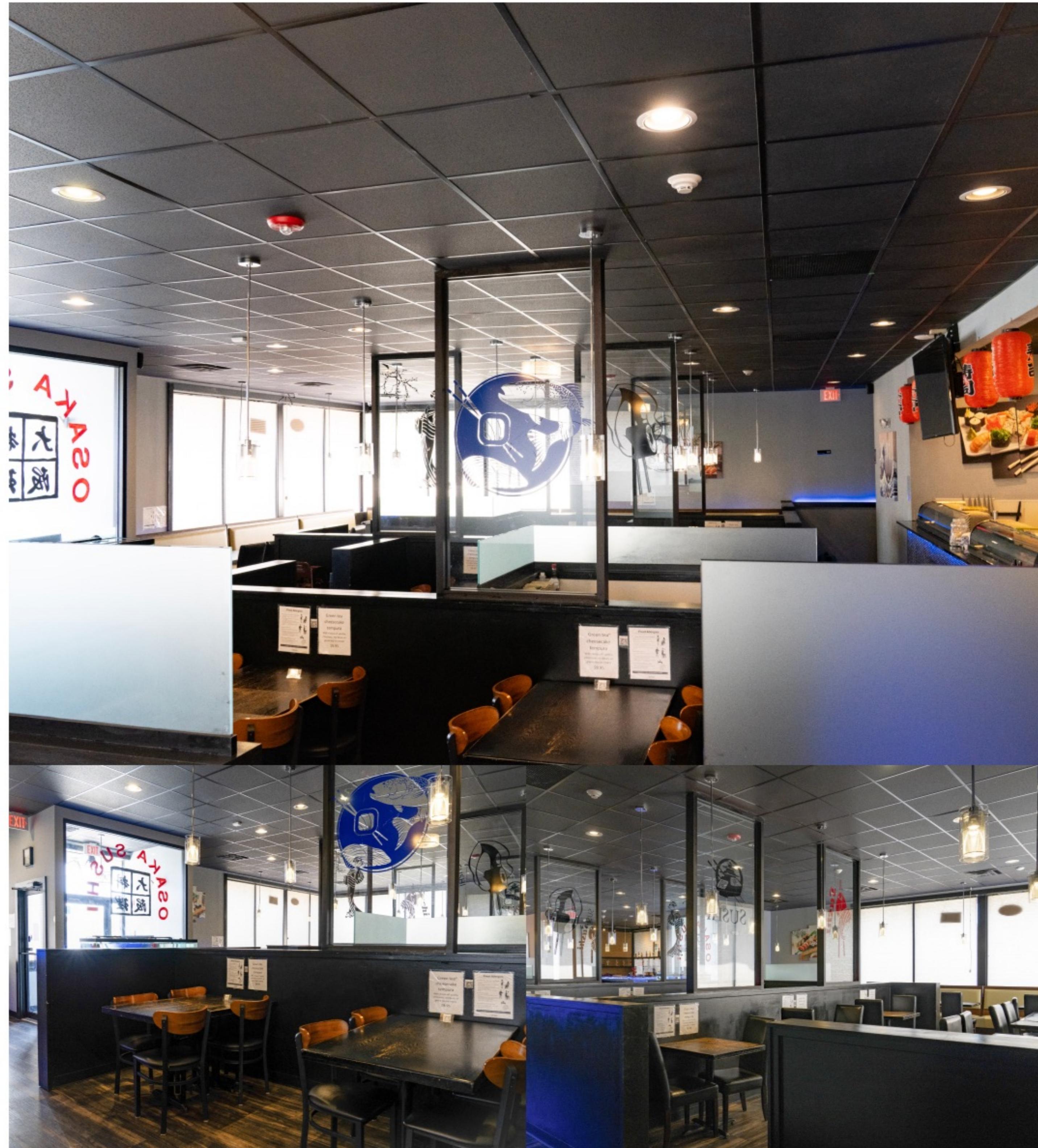
Property Overview

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 & Commerse 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.