## JEFFERSON RD DEVELOPMENT **OPPORTUNITY**

moore corporate real estate



Freestanding Concept Building - Multiple Layouts Available From Single Freestanding to Multiple Multi-Tenant Buildings

## **FOR LEASE: Up to 4.10 Acres or +/- 45,700 SF Built-to-Suit**

- **Address:**
- Location:
- **Town/County:**
- **Traffic:**
- **Site Size:**
- **Space Available:**
- **Lease Rate:**
- Access:
- **Delivery:**
- Population(2018):
- Avg HH Income(2018):
- **Property Description:**

60 Jay Scutti Blvd (600 Jefferson Rd), Rochester, NY 14623

Located on the North side of Jefferson Rd and East side of Jay Scutti Blvd just behind 582 and 600 Jefferson Rd

Town of Henrietta/County of Monroe

32,418 average vehicles per day on Jefferson Rd

20,338 average vehicles per day on Hylan Dr

7.28 acres with 4.10 acres yet to be developed

Multiple concept plans to accommodate up to 45,700 SF

freestanding building to three smaller buildings.

## **Negotiable, Triple Net**

Site can be accessed directly via Jefferson Rd or Jay Scutti Blvd Landlord will entertain build-to-suit lease or ground lease pad sites.

1 mi: 3,037 3 mi: 48,799 5 mi: 166,317 1 mi: \$55,050 3 mi: \$67,585 5 mi: \$70,348

+/- 7.28 acres parcel with +/- 4.10 acres yet to be developed in Henrietta's busiest retail corridor. Landlord will land lease, buildto-suit freestanding building(s) or lease up retail strip(s). Current tenants include Metro Mattress, Men's Wearhouse, Dunn Tire and Eyemart Express. The site can be accessed from Jefferson Road and Jay Scutti Boulevard. Proposed concept plans feature buildings ranging in size from 6300 SF to 45,700 SF.

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