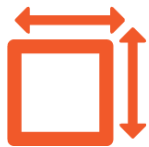


FOR LEASE

2856-2862 W HENRIETTA RD ROCHESTER, NY 14623



5,850
SQUARE FEET



196,113
PEOPLE WITHIN 5 MILES



\$11.00/SF
NNN

LISTING SUMMARY

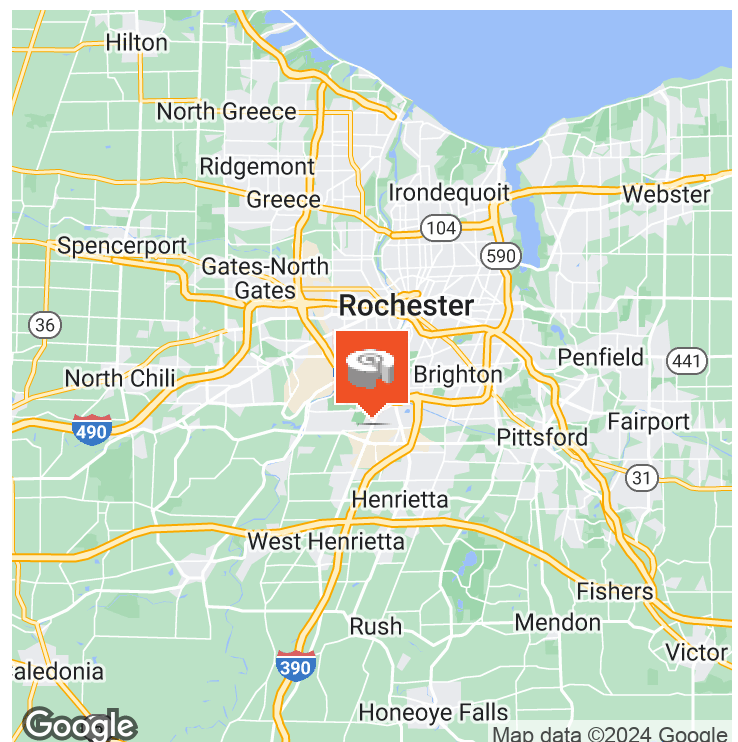
5,850 SF former auto parts store. End-cap space available at the signalized intersection of W Henrietta Road and Brighton Henrietta Town Line Road. Located across the street from the newly built Starbucks and Delta Sonic. In close proximity to Rte. 390 & other prominent retailers. Excellent visibility with ample parking.

Lease Type NNN

Lease Rate \$11

NEARBY RETAILERS

Delta Sonic, Starbucks, Arby's, KFC, Firehouse Subs and many more!



FOR LEASE

2856-2862 W HENRIETTA RD ROCHESTER, NY 14623

MARKET AERIAL



MARC QUERCIA

Licensed Real Estate Salesperson
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mquercia@caliberbrokerage.com

FOR LEASE

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SITE AERIAL & INTERIOR PHOTOS



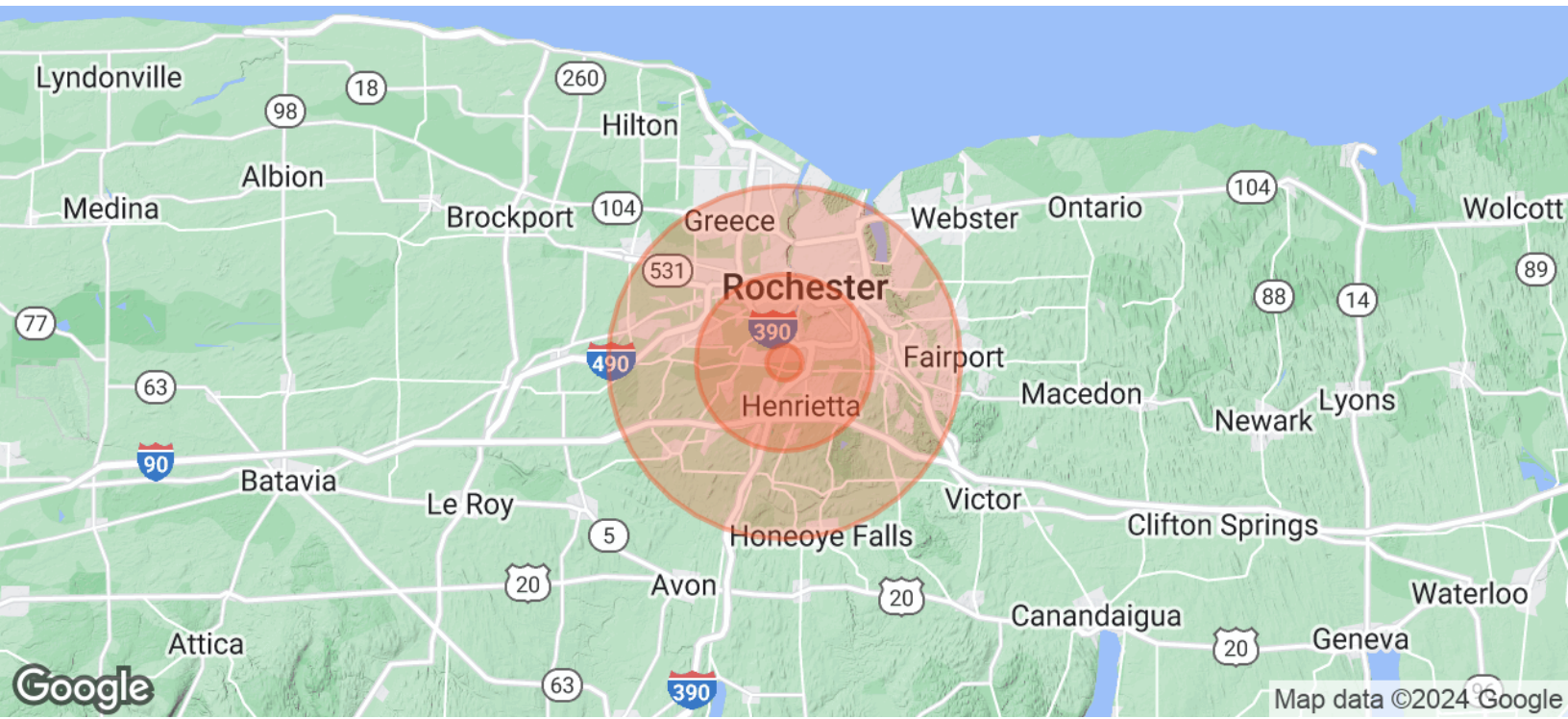
HENRIETTA

Caliber
Commercial Brokerage



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,453	196,113	621,417
Average Age	29.6	32.9	36.2
Average Age (Male)	26.9	31.9	34.7
Average Age (Female)	33.3	34.1	37.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,314	74,391	246,880
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$48,574	\$51,824	\$59,891
Average House Value	\$123,433	\$146,684	\$163,733

* Demographic data derived from 2020 ACS - US Census

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