

Former Regal Henrietta

525 Marketplace Drive
Rochester (Henrietta), NY 14623

VENTURE
BROKERAGE GROUP



AVAILABLE OPPORTUNITY

- » **FOR SALE OR LEASE**
- » **75,800 SF 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 330,000 SF 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)

Janell@VentureBrokerageGroup.com

75,800 SF FORMER MOVIE THEATER FOR SALE OR LEASE

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PROPERTY PHOTOS



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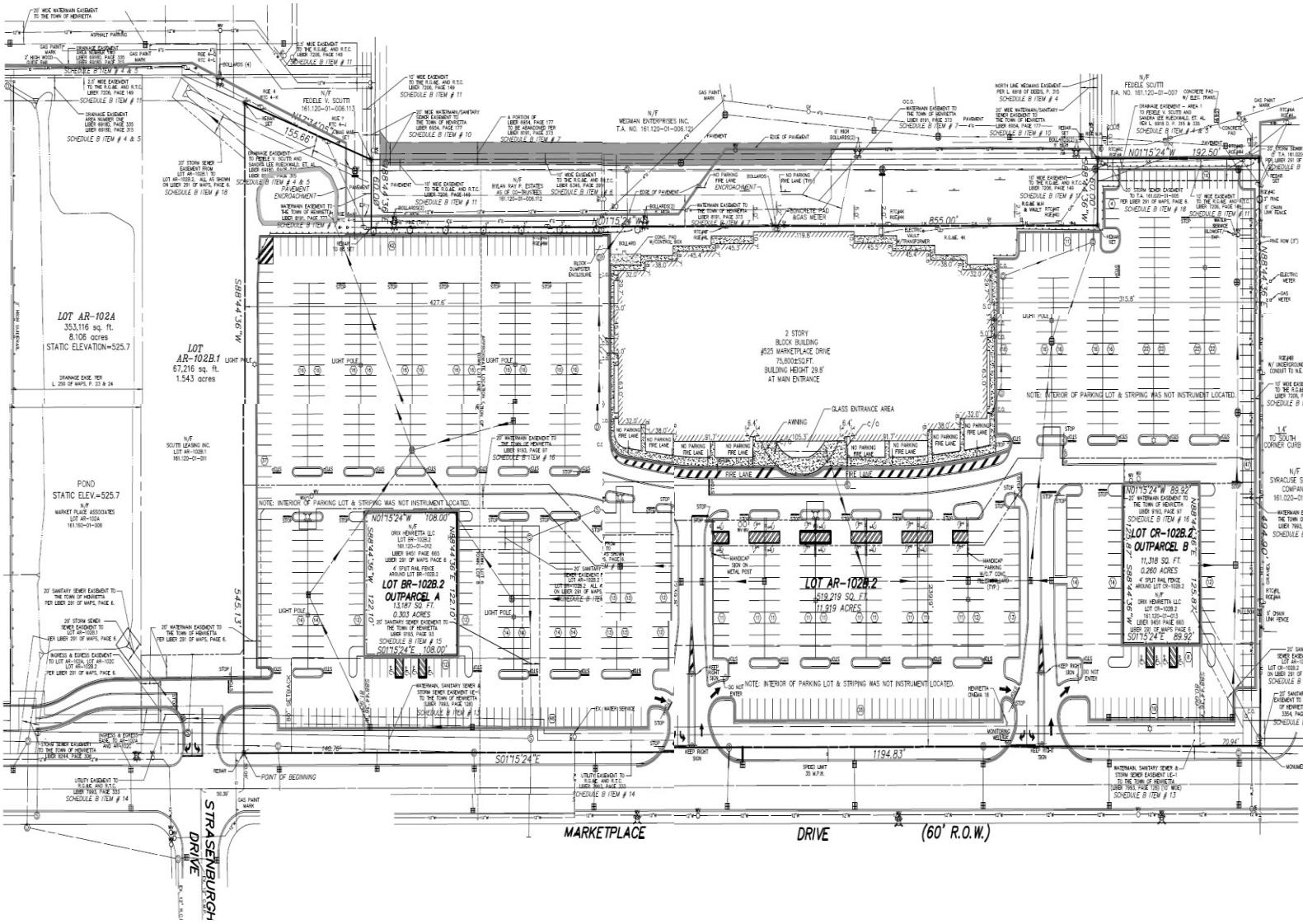
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SURVEY



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MARKET AERIAL



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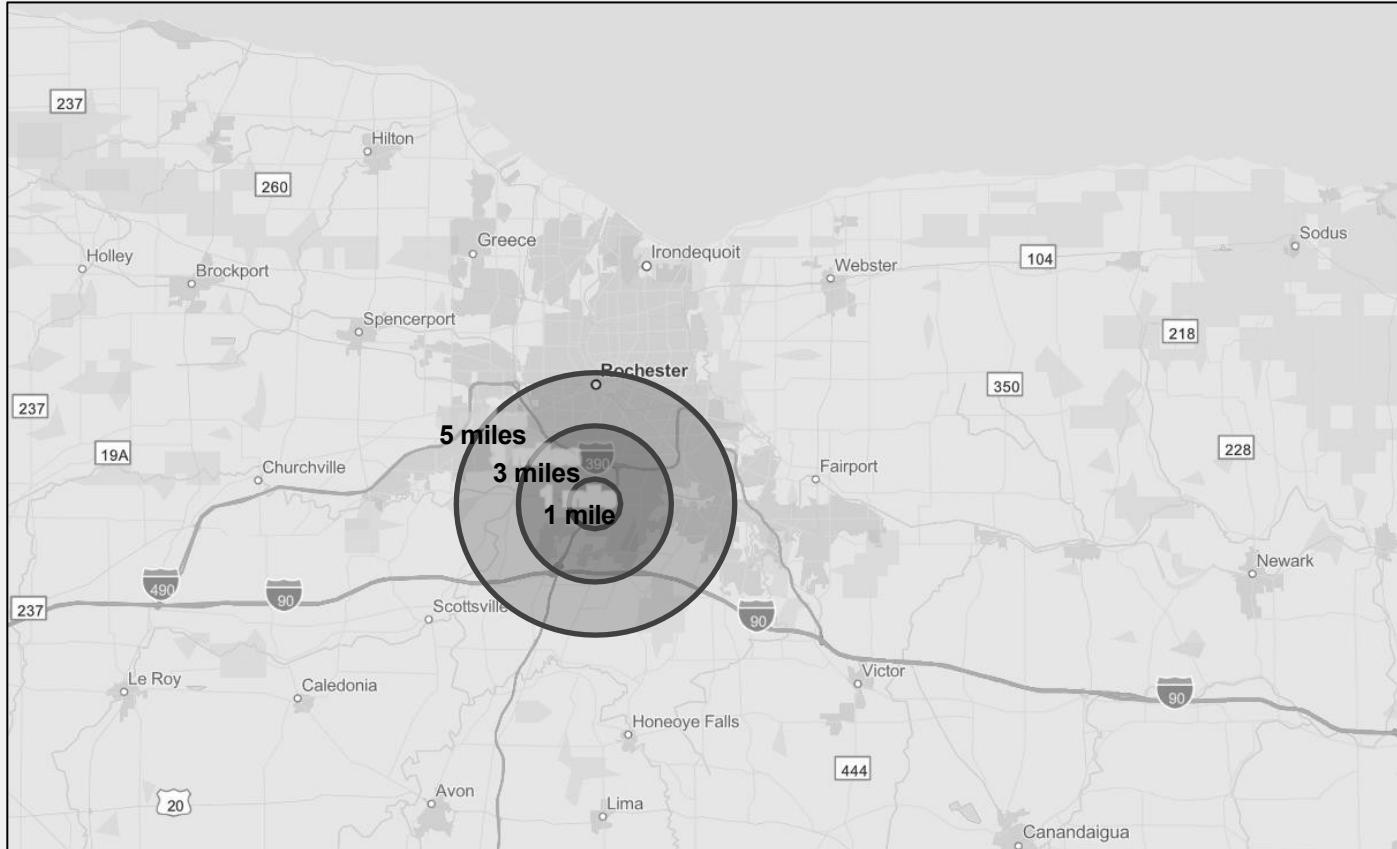
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DEMOGRAPHICS



DEMOGRAPHICS SNAPSHOT	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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