

75,800 SF FORMER MOVIE THEATER FOR SALE OR LEASE

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 Orthopaedics & 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

Former Regal Henrietta

525 Marketplace Drive
Rochester (Henrietta), NY 14623



PROPERTY PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS

Licensed Real Estate Broker

585.615.1102 (c)

Janell@VentureBrokerageGroup.com

© 2024 Venture Brokerage Group | 157 Rue De Ville | Rochester, NY 14618

VENTUREBROKERAGEGROUP.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. You should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant or other professional advisor.

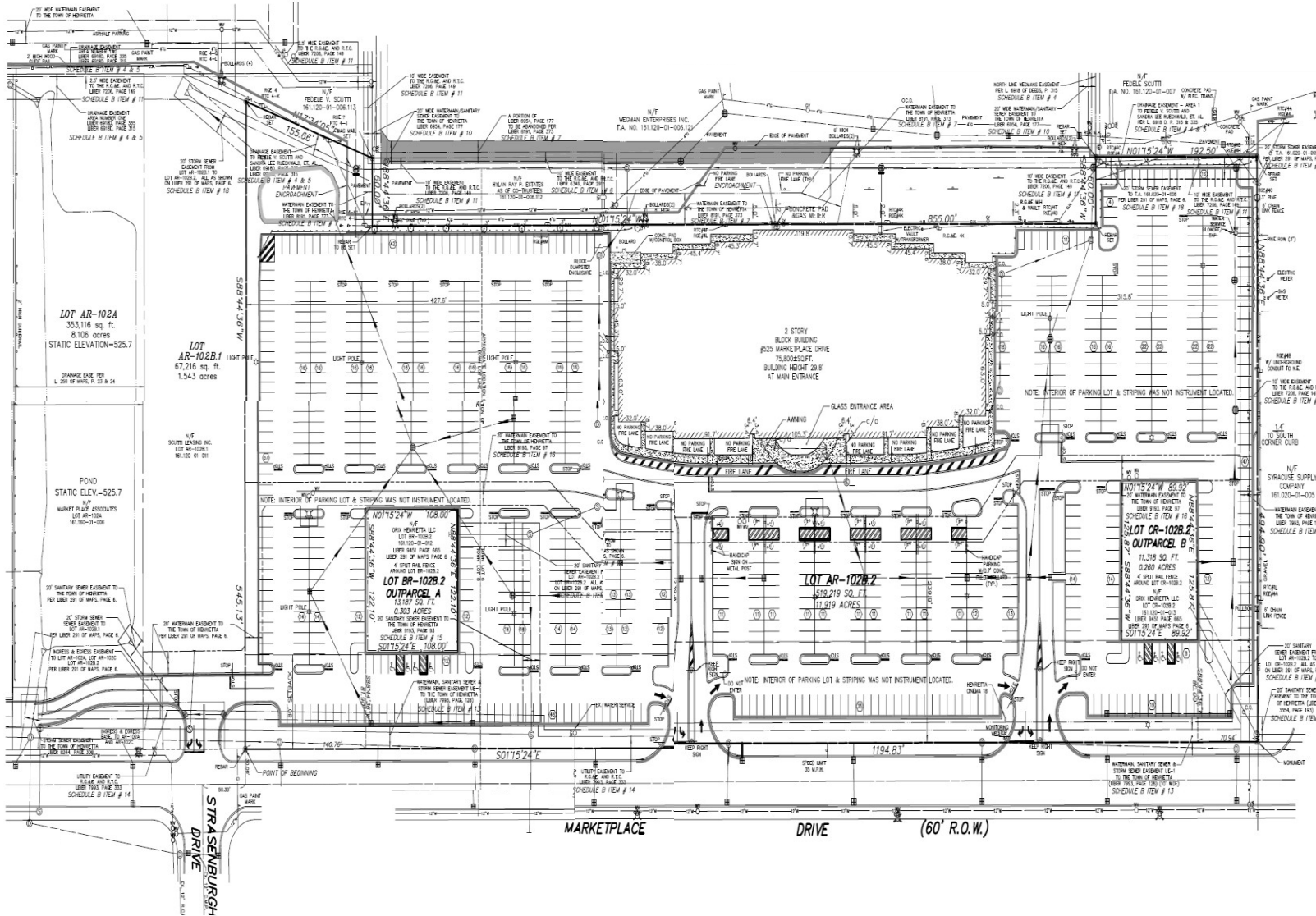
75,800 SF FORMER MOVIE THEATER FOR SALE OR LEASE

Former Regal Henrietta

525 Marketplace Drive
Rochester (Henrietta), NY 14623



SURVEY



FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS

Licensed Real Estate Broker

585.615.1102 (c)

Janell@VentureBrokerageGroup.com

© 2024 Venture Brokerage Group | 157 Rue De Ville | Rochester, NY 14618

VENTUREBROKERAGEGROUP.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. You should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant or other professional advisor.

75,800 SF FORMER MOVIE THEATER FOR SALE OR LEASE

Former Regal Henrietta

525 Marketplace Drive
Rochester (Henrietta), NY 14623

MARKET AERIAL



FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS
Licensed Real Estate Broker
585.615.1102(c)
Janell@VentureBrokerageGroup.com

© 2024 Venture Brokerage Group | 157 Rue De Ville | Rochester, NY 14618

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. You should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant or other professional advisor.

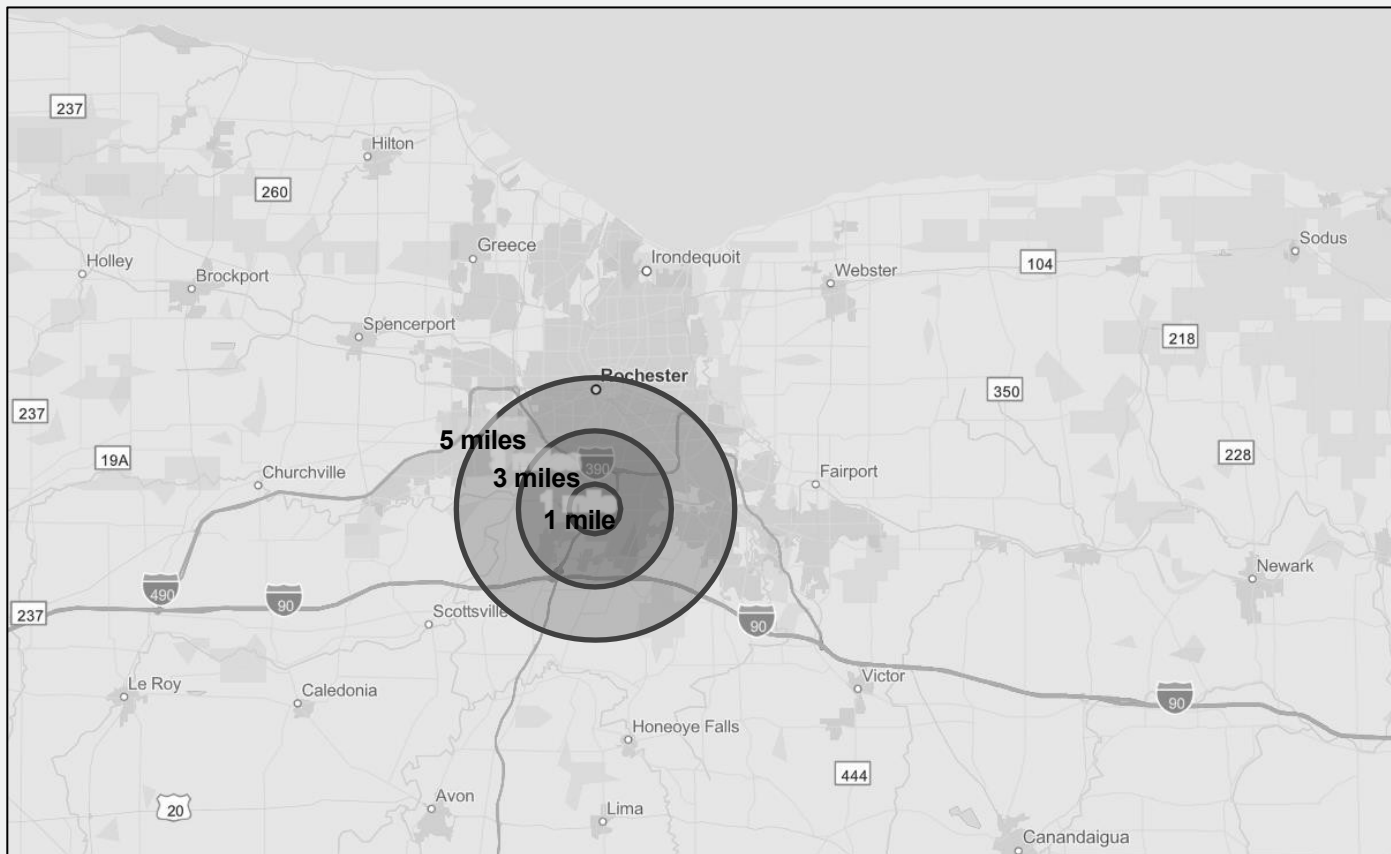
75,800 SF FORMER MOVIE THEATER FOR SALE OR LEASE

Former Regal Henrietta

525 Marketplace Drive
Rochester (Henrietta), NY 14623



DEMOGRAPHICS



DEMOGRAPHICS	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

FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS
Licensed Real Estate Broker
585.615.1102(c)
Janell@VentureBrokerageGroup.com

© 2024 Venture Brokerage Group | 157 Rue De Ville | Rochester, NY 14618

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. You should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant or other professional advisor.