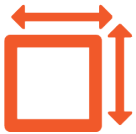


FOR SALE

2900 E HENRIETTA RD, HENRIETTA, NY 14467



1,050+/-
SF AVAILABLE



17,512
VEHICLES PER DAY



\$299,000
LIST PRICE

OFFERING SUMMARY

Size	1,050 +/- SF 0.38+/- Acres
Rooms	3 Bedrooms/3 Baths
Traffic Counts	E Henrietta Rd: 17,512/vpd
List Price	\$299,000
School District	Rush-Henrietta
Zoning	B2 Commercial

PROPERTY HIGHLIGHTS

Caliber Commercial Brokerage is pleased to represent this well-positioned building along E Henrietta Rd in Henrietta, NY.

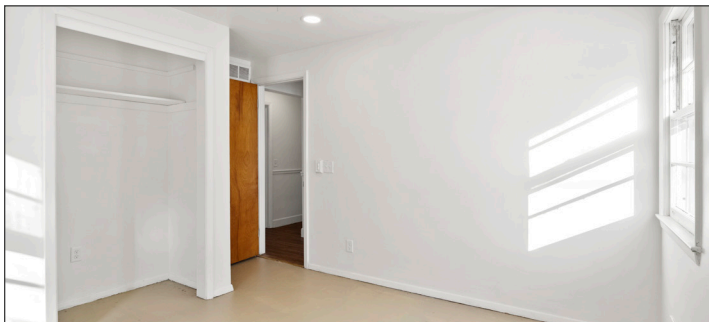
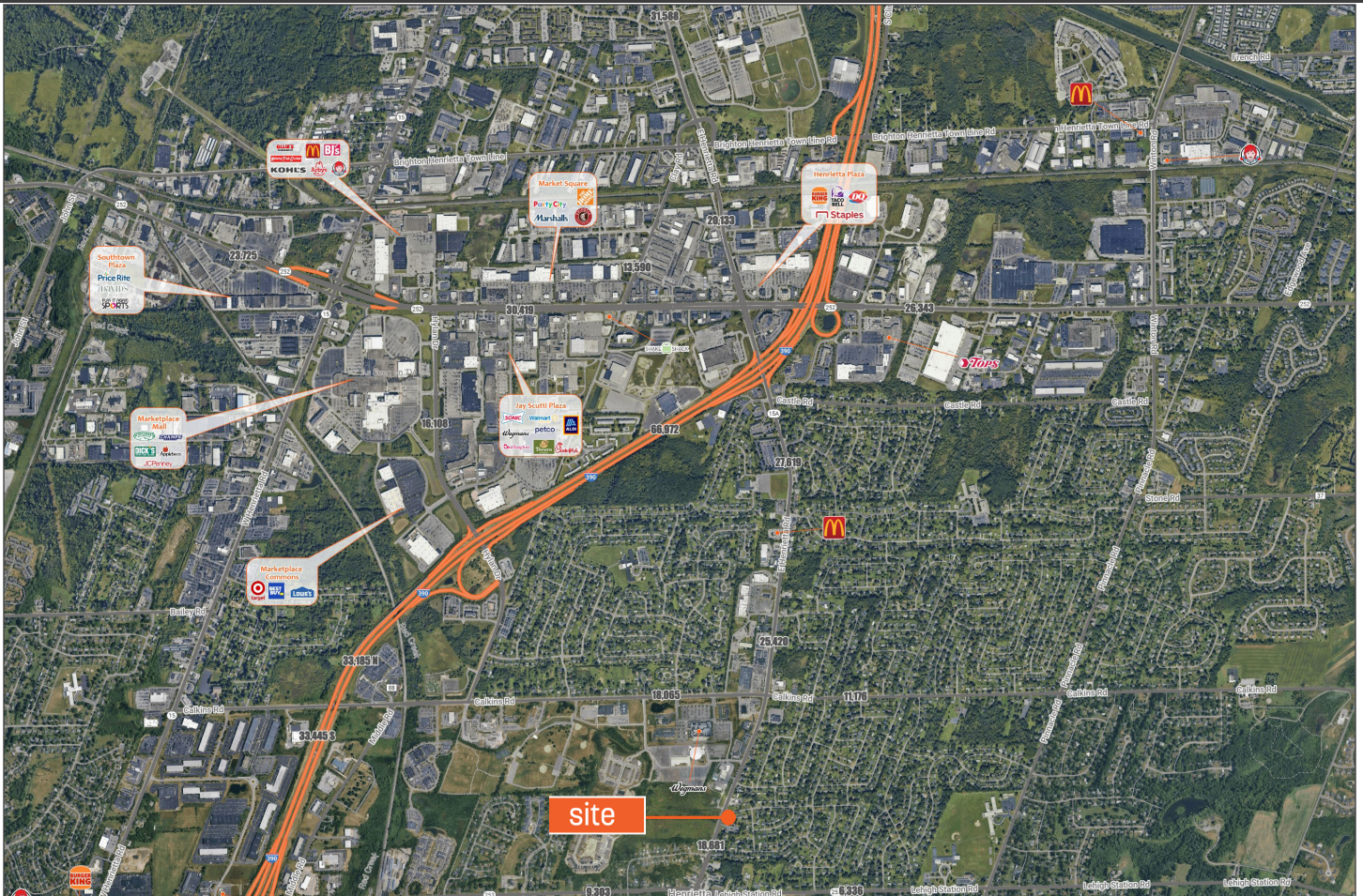
- Currently situated as a 3 Bedroom Residential Home, but has previously been utilized as office space.
- Zoned B-2 Commercial District
- Located adjacent to The Dome Arena, and close proximity to Wegman's, Henrietta Public Library, Doodle Bugs
- Nearby national retailers include as: Starbucks, Walgreens, CBS, O'Reilly's, ESL Federal Credit Union, & others



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	7,356	33,650	95,867
Median HH Income	\$69,025	\$77,937	\$87,962
Households	3,260	14,371	37,101
Employees	2,869	34,337	79,277

FOR SALE

2900 E HENRIETTA RD, HENRIETTA, NY 14467



Jacob Rivera, Partner

Licensed Associate Real Estate Broker
O: 585.454.4500 x118 M: 310.650.4322
jrivera@caliberbrokerage.com

Caliber Commercial Brokerage LLC

394 E Henrietta Rd | Rochester, NY 14620
caliberbrokerage.com
585.454.4500