

# TOWN CENTRE PLAZA

2199 E Henrietta Rd  
Rochester, NY 14623



## PROPERTY DESCRIPTION

Multiple spaces for lease ranging in size from 1,287 SF to 9,107 SF. Both endcap and in-line spaces are available in this large Neighborhood Center with a massive parking lot. With a recently updated facade, this shopping center has an up-to-date feel and the available spaces have 12'-15' ceiling heights, allowing for more contemporary build outs if desired. With a signalized entrance, excellent visibility from the road, and a large pylon sign, a wide variety of retail concepts are all possible at this location.

## LOCATION DESCRIPTION

The East Henrietta trade area includes the central and southern portions of the east side of Henrietta. East Henrietta Road is a main north south neighborhood/community commercial on the east side of Henrietta. Additional retail and restaurant development in the area includes Wegman's, Aquatic Center of Rochester, Beers of the World, CVS, Walgreens, several banks and service oriented businesses. Other development in the area includes the newly renovated Dome Arena, the Town of Henrietta Town Hall, Library, Senior Center and Courts. Employment in the area includes the new VA Outpatient Facility (104,000 SF), Red Creek Medical Office Complex, multiple University of Rochester medical facilities and several Paychex offices (HR and Payroll services). East Henrietta Rd is a four lane road, and the shopping center has signalized entrance and dedicated turning lanes.

## PROPERTY HIGHLIGHTS

- Dedicated Turn Lane
- Pylon Sign
- Signalized Intersection
- Large parking lot
- Updated facade

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,447 - 9,495 SF
Lot Size:	78.74 Acres
Building Size:	111,178 SF



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## LEASE INFORMATION

Lease Type:	NNN; MG	Lease Term:	Negotiable
Total Space:	1,447 - 9,495 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A-1	Available	4,993 SF	NNN	Negotiable	-
A-2	Available	1,447 SF	Modified Gross	Negotiable	-
A-3	Available	9,107 SF	NNN	Negotiable	-
B-3	Available	4,477 SF	NNN	Negotiable	-
B-7	Available	4,959 SF	NNN	Negotiable	-
B-10	Available	9,495 SF	NNN	Negotiable	-



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