

PARK POINT @ RIT RETAIL

205 Jefferson Road
Henrietta, NY 14623



PROPERTY DESCRIPTION

Endcap and inline office/restaurant spaces available for lease at Park Point at RIT. Signage available fronting Jefferson Rd (Rt. 252). Park Point is a mixed-use project on the campus of Rochester Institute of Technology (RIT). Project consists of 1st floor retail space and three floors of student housing with an open courtyard for events.

LOCATION DESCRIPTION

Built in 2008, Park Point is located at the intersection of Jefferson Road (Rt. 252) and John Street and is in close proximity to over 5 Million SF of office and industrial space. Co-tenants include Loving Cup Bistro, Royal of India Restaurant, Mecate Mexican Restaurant, and Cornerstone Advisory Group. Park Point also is home to RIT's new 40,000 SF Administrative Offices building. Park Point is located on the corners of Jefferson Rd. and John St., next to the RIT campus. RIT has a student population of 18,600. Faculty and staff population is an additional 2,382.

PROPERTY HIGHLIGHTS

- Gross Lease
- Signage Available
- Next to RIT Campus

SPACES	LEASE RATE	SIZE (SF)
A-104	\$15.00 SF/yr	1,202
B-101	\$20.00 SF/yr	5,989

VIEW ON MATTERPORT

- <https://my.matterport.com/show/?m=u8a4n4FjXUd>



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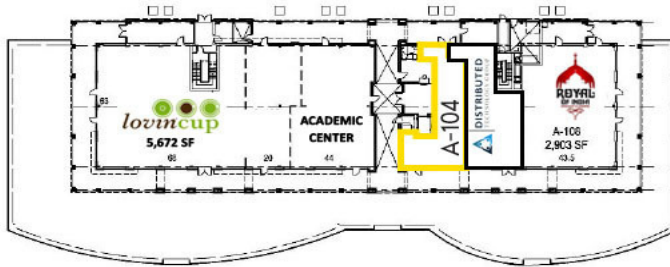


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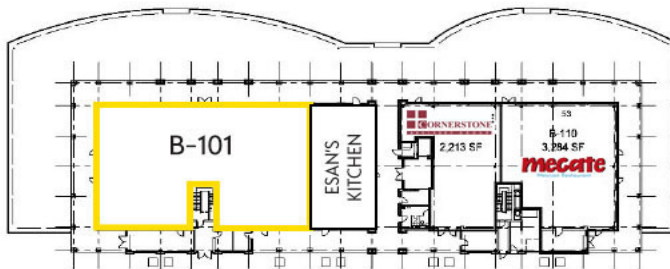
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BLDG. 300



BLDG. 100



BLDG. 200

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A-104	Available	1,202 SF	Gross	\$15.00 SF/yr	-
B-101	Available	2,500 - 5,989 SF	Gross	\$20.00 SF/yr	Sub-divisible Second Generation Restaurant Space



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Suite B-101 — Bar/Restaurant Space



Suite B-101 — Bar/Restaurant Space



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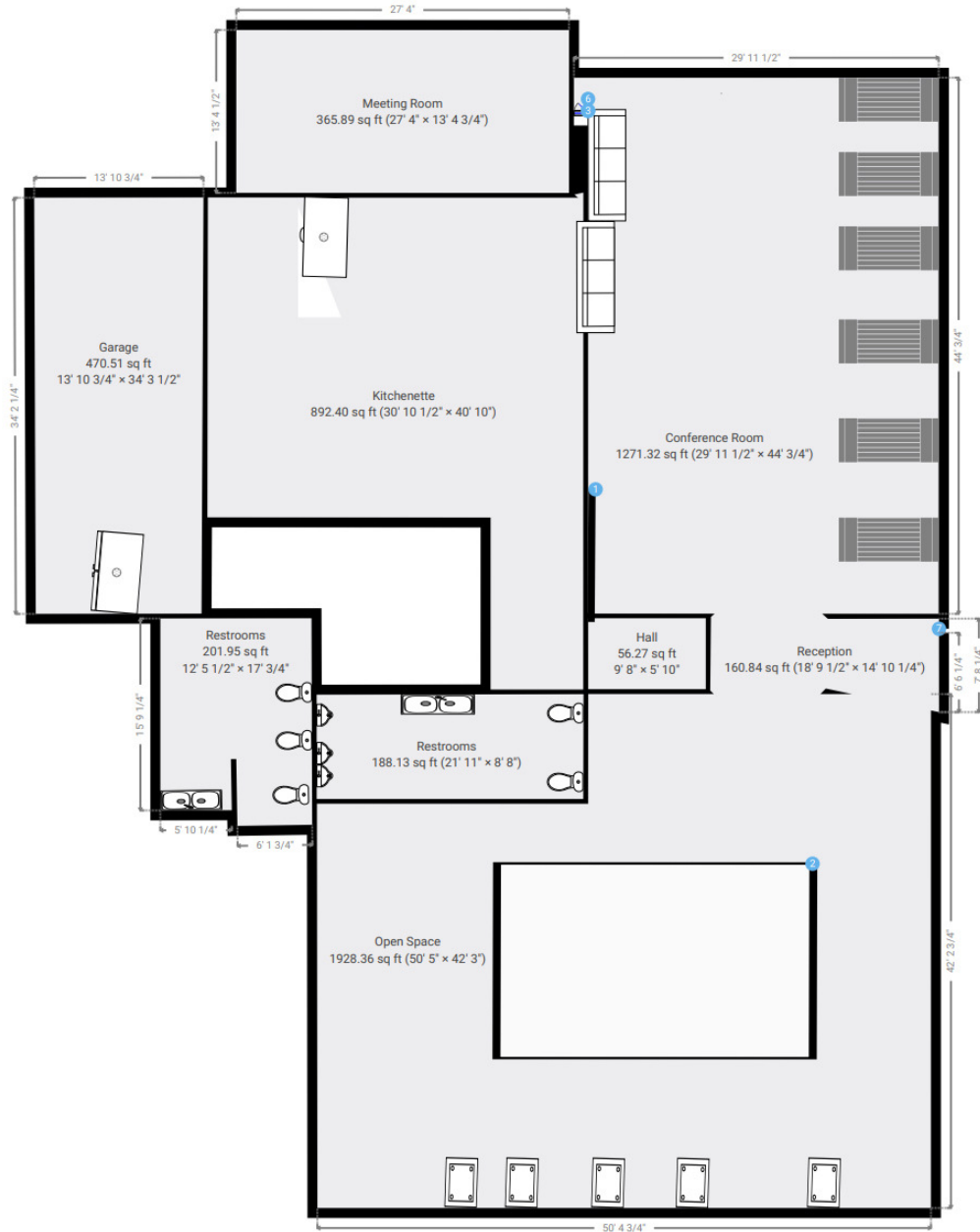
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▼ Ground Floor

TOTAL AREA: 5942.53 sq ft • LIVING AREA: 5251.31 sq ft • ROOMS: 7



0' 4' 8' 12' 16' 20' 1:146
Page 2/11

Suite B-101 Office Concept Floor Plan



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DEMOGRAPHICS	1 MI	2 MI	3 MI	10 MIN
Population				
2024 Estimated Population	2,518	16,211	44,406	34,027
2029 Projected Population	2,460	15,921	43,764	33,363
2020 Census Population	2,323	16,118	45,221	34,240
2010 Census Population	2,510	15,275	42,314	32,038
2024 Median Age	23.1	27.4	31.0	30.9
Households				
2024 Estimated Households	731	4,667	15,397	11,798
2029 Projected Households	716	4,592	15,313	11,639
2020 Census Households	697	4,490	15,126	11,534
2010 Census Households	675	4,917	14,166	10,946
Race and Ethnicity				
2024 Estimated White	64.7%	65.6%	58.4%	61.9%
2024 Estimated Black or African American	9.0%	9.6%	19.9%	15.6%
2024 Estimated Asian or Pacific Islander	17.4%	16.0%	13.8%	14.5%
2024 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%	0.3%
2024 Estimated Other Races	8.7%	8.6%	7.6%	7.7%
2024 Estimated Hispanic	7.7%	6.8%	6.7%	6.6%
Income				
2024 Estimated Average Household Income	\$65,575	\$72,967	\$80,331	\$78,452
2024 Estimated Median Household Income	\$58,241	\$59,370	\$66,382	\$65,654
2024 Estimated Per Capita Income	\$20,873	\$23,091	\$29,193	\$28,533
Education (Age 25+)				
2024 Estimated High School Graduate	11.8%	17.6%	19.7%	18.4%
2024 Estimated Some College	18.9%	17.4%	16.9%	15.8%
2024 Estimated Associates Degree Only	9.4%	11.8%	12.7%	12.3%
2024 Estimated Bachelors Degree Only	27.2%	24.3%	22.5%	24.6%
2024 Estimated Graduate Degree	28.2%	20.1%	19.5%	19.8%
2024 Estimated College Educated	83.7%	73.6%	71.6%	72.5%
Business				
2024 Estimated Total Businesses	247	1,116	2,254	2,120
2024 Estimated Total Employees	5,901	19,747	45,516	44,231
2024 Estimated Employee Population per Business	23.9	17.7	20.2	20.9
2024 Estimated Residential Population per Business	10.2	14.5	19.7	16.1



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