

PRIME RETAIL SPACE FOR LEASE IN POWER CENTER

Jay Scutti Plaza

1000 & 300 Hylan Drive
Rochester, NY (Town of Henrietta) 14623



AVAILABLE OPPORTUNITY

FOR LEASE: Prime Power Center with multiple spaces/configurations available; Will deliver & demise to suit

- » Space #2: 5,344 SF - In-line space
- » Space #6: 23,140 SF - In-line /cornerspace
- » Space #28: 21,455 SF - In-line/corner space
- » Space #33B: SF TBD - In-line space

PROPERTY HIGHLIGHTS

- » Excellent location directly off I-390 in the heart of the Henrietta retail corridor
- » Major power center anchored by Wegmans, Value City Furniture, Petco, Burlington & more
- » Shares traffic light with University of Rochester's Orthopedics & Physical Performance Center & Marketplace Mall
- » Excellent visibility & signage; pylon and building mounted signage available and ample parking
- » Multiple signalized access points



FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGRAS

Licensed Real Estate Broker

585.615.1102 (c)

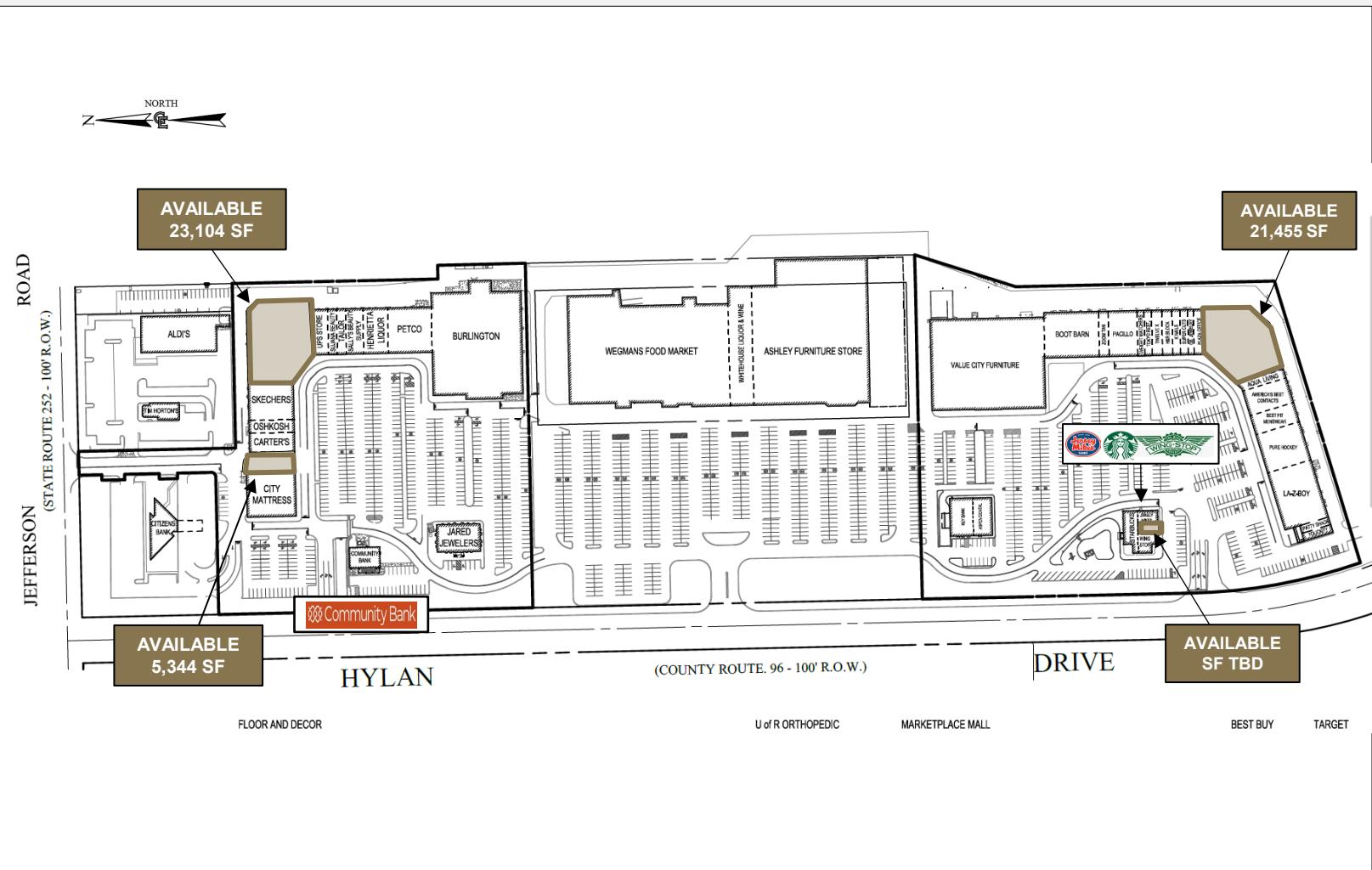
Janell@VentureBrokerageGroup.com

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SITE PLAN



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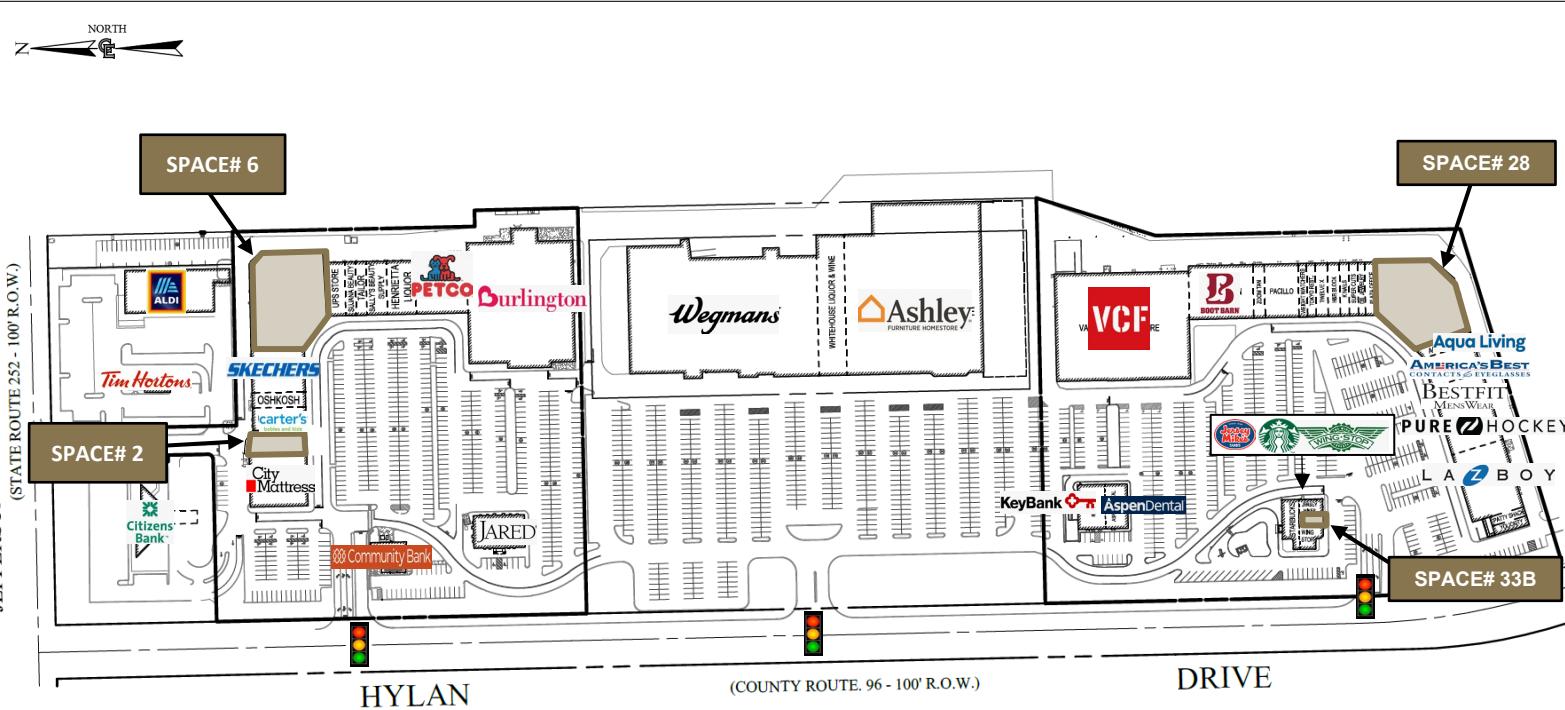
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SITE PLAN & KEY



SUITE#	TENANT	SF	SUITE#	TENANT	SF	SUITE#	TENANT	SF
1	City Mattress	10,800	15	Community Bank	3,000	29	Aqua Living	1,800
2	AVAILABLE (former Panera Bread)	5,344	16	Value City Furniture	50,000	30	America's Best Contacts	3,600
3	Carter's	4,182	17	Boot Barn	12,000	30A	Best Fit Menswear	3,762
4	OshKosh	2,786	18	Zoom Tan	2,443	31	Pure Hockey	10,638
5	Skechers	8,000	19	G Pacillo's Co Fitness Gear	6,007	32	La-Z-Boy	14,400
6	AVAILABLE (former AC Moore)	23,140	20	Weight Watchers	1,900	33	Starbucks & Wing Stop	6,360
7	UPS Store	1,360	21	Japanese Tokyo Restaurant	1,300	33A	Jersey Mike's	2,100
8	Sujana Beauty	1,833	22	12 X	2,140	33B	AVAILABLE (portion of former restaurant)	TBD
9	Tailor	1,273	23	H&R Block	2,360	34	Patty Shack	1,232
10	Sally Beauty Co	1,900	24	KT Nails	1,700	35	Yolickity Frozen Yogurt	1,101
11	Henrietta Discount Liquor	4,000	25	Supercuts	1,500	36	Keybank	3,000
12	PetCo	14,760	26	DS Jewelry	1,286	37	Keybank	1,252
13	Burlington	46,719	27	Plaza Office	2,000	38	Aspen Dental	3,500
14	Jared Jewelers	5,856	28	AVAILABLE (former HomeGoods)	21,455			

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MARKET AERIAL



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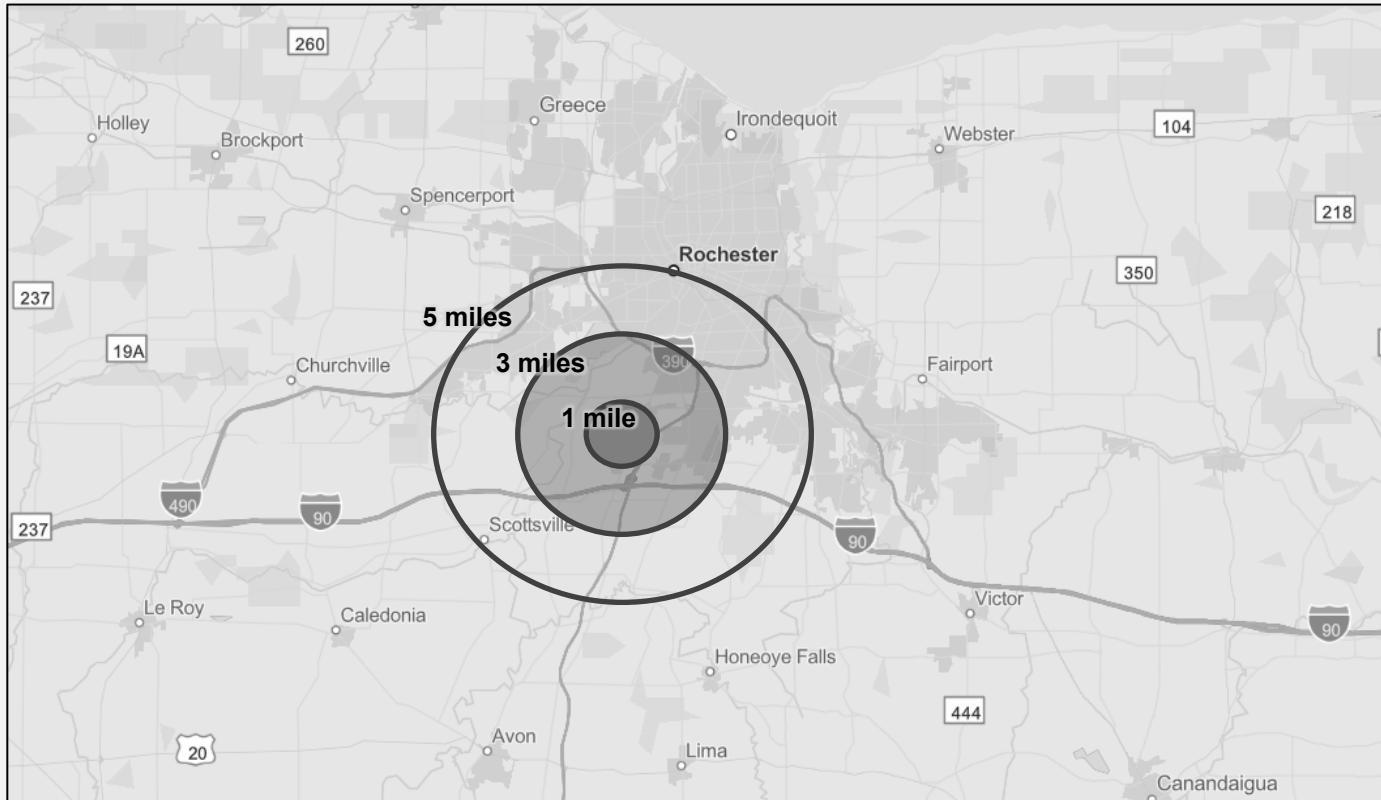


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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	4,299	59,432	190,886
Daytime Population	13,460	100,507	275,876
Households	1,829	24,048	81,579
Average Household Income	\$77,031	\$88,062	\$91,190



3,508
Businesses



109,589
Employees



\$172,855
Median Home Value



34.3
Median Age

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