



337 Middle Rd

337 Middle Rd, Henrietta, NY 14467



eXp Commercial | 165 Broadway Suite 23rd Floor | New York, NY 10006 |

Michael Conroy

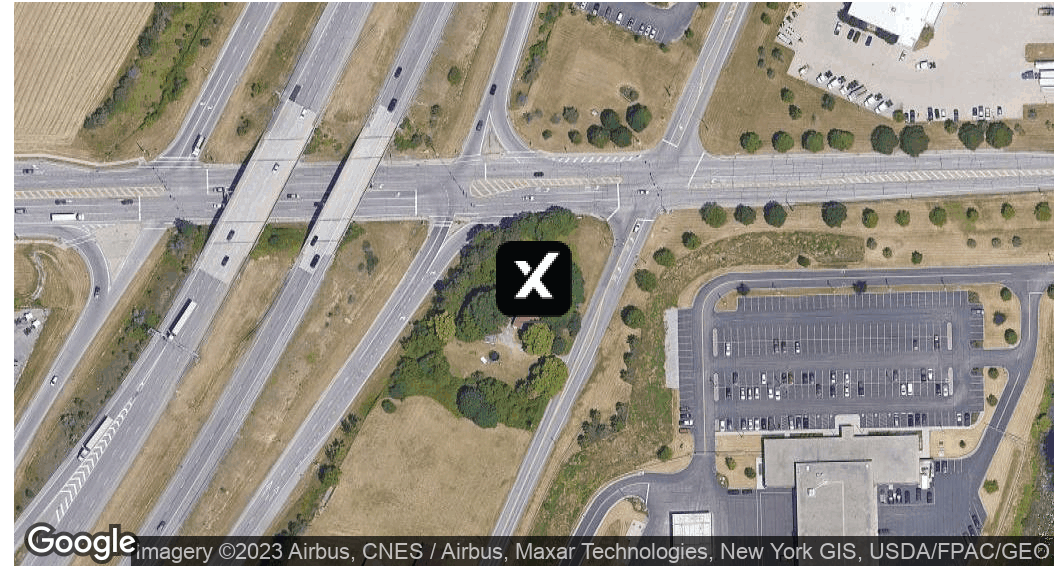
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FOR SALE | 337 Middle Rd

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Offering Summary

Sale Price:	\$349,900
Lot Size:	1.21 Acres
Price / Acre:	\$289,174
Zoning:	Industrial
Market:	Rochester
Submarket:	Henrietta
Traffic Count:	12,735

Property Overview

Introducing a prime development opportunity in Henrietta! Welcome to 337 Middle Rd, located in Henrietta, NY 14467. This corner site offers incredible visibility and convenient access with a traffic light right at its doorstep. Situated on a generous 1.21-acre lot, this property is zoned for industrial use, making it perfect for a variety of commercial ventures. Plus, the town has plans to bring sewers down Middle Rd by summer 2023, adding even more potential to this already remarkable location. Natural gas is also available on the street, ensuring all the necessary utilities are easily accessible. With its close proximity to interstates 390 and I90 Thruway, you can expect high traffic counts and exceptional connectivity. As a prime development site, this property presents an exciting opportunity to capitalize on the thriving Rochester market. Don't miss your chance to own this highly visible and strategically positioned parcel. Contact our team today to learn more about 337 Middle Rd and its potential for your next commercial venture.

Property Highlights

- High Visibility
- Traffic Light Access
- Adjacent to I390

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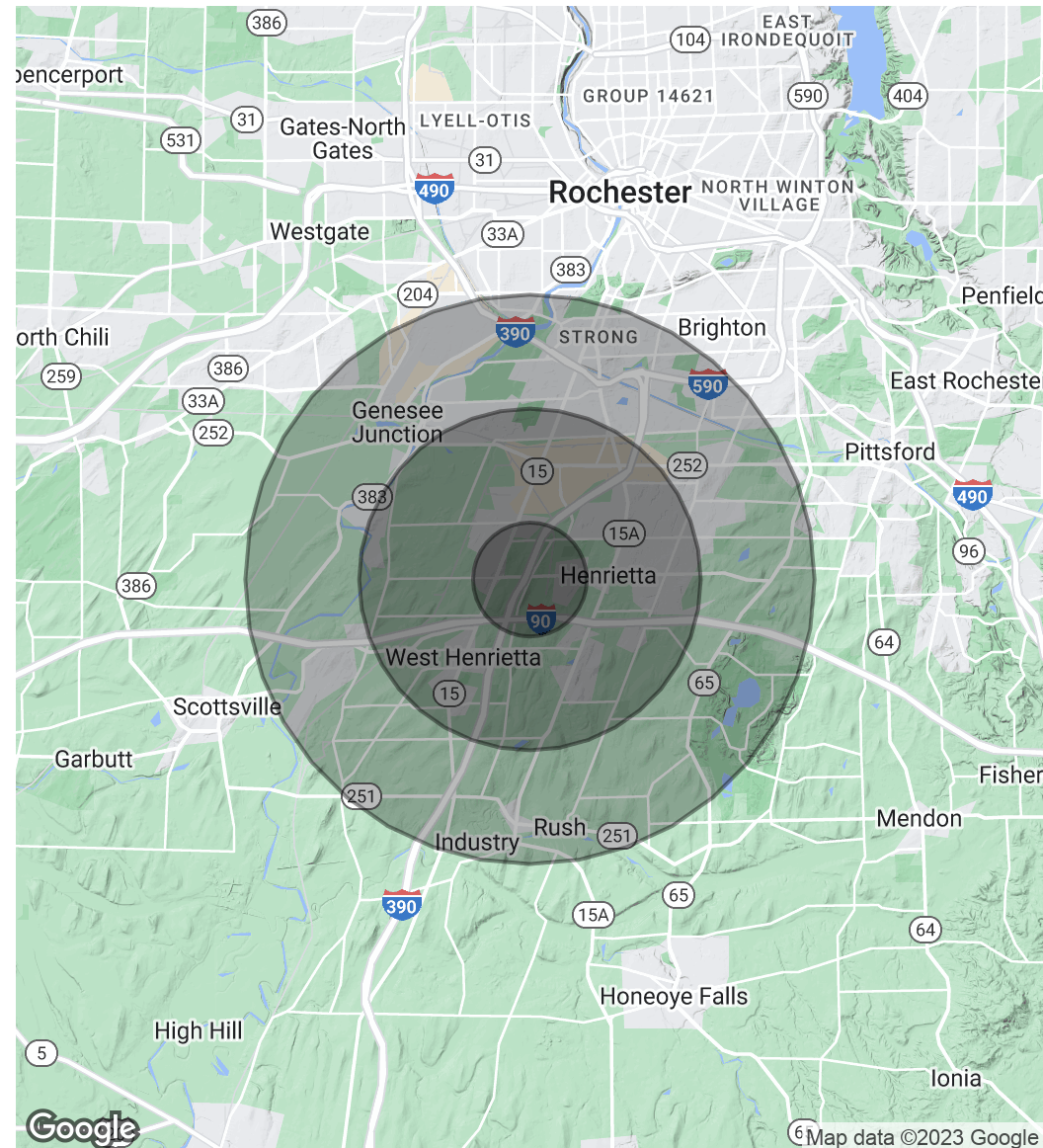
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Population	1 Mile	3 Miles	5 Miles
Total Population	3,117	33,391	75,975
Average Age	41.9	36.6	37.8
Average Age (Male)	39.8	36.1	36.6
Average Age (Female)	42.3	36.9	38.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,308	12,600	29,581
# of Persons per HH	2.4	2.7	2.6
Average HH Income	\$70,330	\$67,762	\$81,087
Average House Value	\$140,112	\$145,376	\$156,389

* Demographic data derived from 2020 ACS - US Census



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