

SPACE AVAILABLE FOR LEASE

2341 Brighton Henrietta Townline Rd

Rochester, NY 14623



AVAILABLE OPPORTUNITY

- » FOR LEASE: 2,473 SF in neighborhood strip retail plaza
- » Raw space & ready for buildout and new façade install
- » Last space available

PROPERTY HIGHLIGHTS

- » Plaza constructed in 2015
- » Excellent visibility, signage & ample parking (approximately 27 spaces)
- » West corner of Brighton Henrietta Townline Road & Clay Road
- » Approximately 0.8 miles from Monroe Community College
- » Less than 0.56 miles to I-390



FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS
Licensed Real Estate Broker
585.615.1102 (c)
Janell@VentureBrokerageGroup.com

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SITE PHOTOS



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MARKET AERIAL



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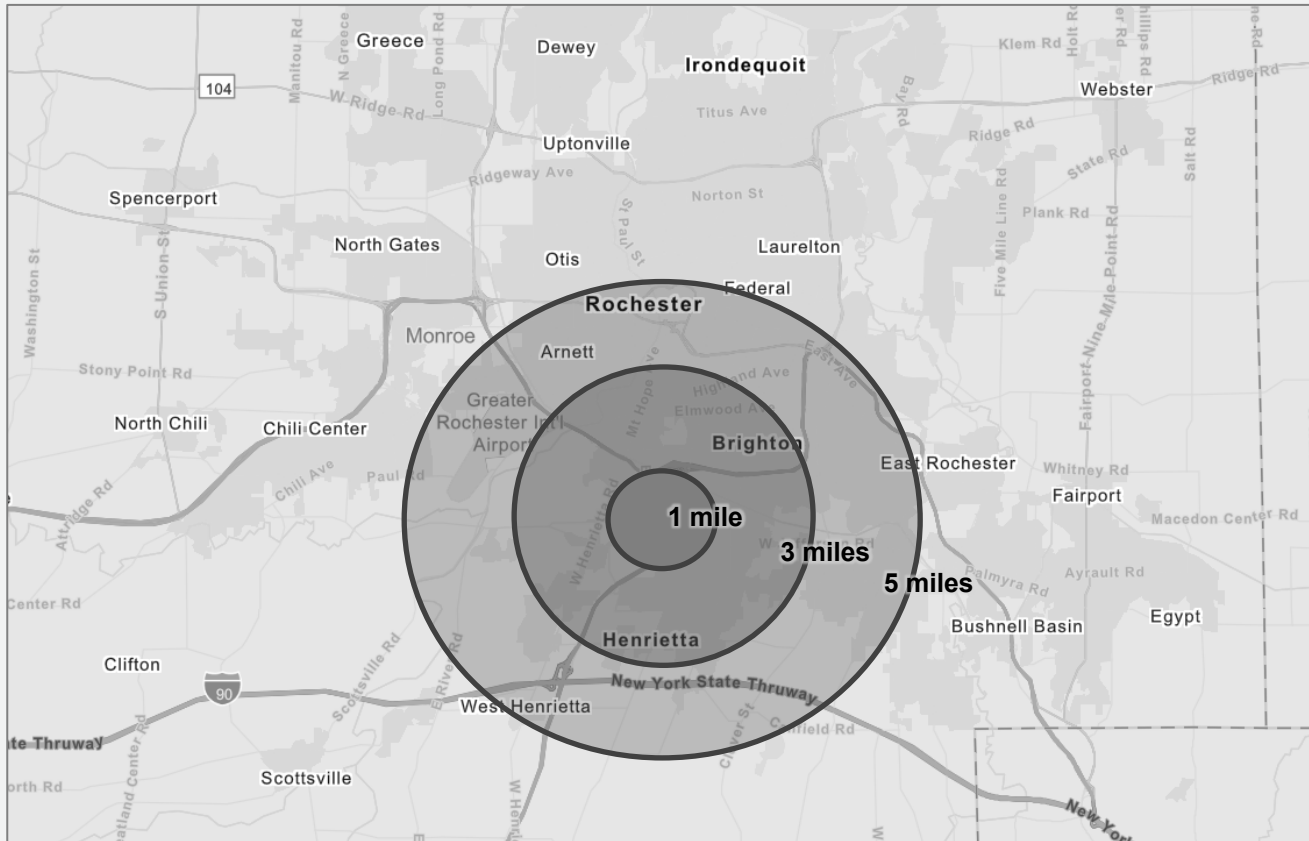


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DEMOGRAPHICS



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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