

# 600 JEFFERSON ROAD

600 Jefferson Road  
Rochester, NY 14623



RETAIL PROPERTY FOR LEASE



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## PROPERTY DESCRIPTION

Triple Net building space for lease. The site has access to Jay Scutti with a signalized intersection via the Wendy's lot, and has curb cuts on Jefferson Rd. The property also has cross-access with Market Square, which has a signalized entrance.

Land for Development is Build-to-Suit, up to 50,000 SF. With the site having access to both Jay Scutti Blvd and Jefferson Rd, this is a great location for warehouse/distribution/last-mile centers with access to I-390 on/off ramps just one mile away.

## LOCATION DESCRIPTION

Located on Jefferson Road, just a few hundred feet from the intersection of Jefferson and Jay Scutt Blvd/Hylan Drive. Jefferson Road is the largest retail corridor in the Rochester MSA, with all major retailers located here. Notable national retailers include Target, Best Buy, Starbucks, Home Depot, Lowes, Wegmans, Red Lobster, Chick-fil-A, Hobby Lobby, Marshall's, Wendy's, McDonald's, ALDI, Panera, Burlington Coat Factory, At Home, Burger King, Staples, Dairy Queen, Five Guys, Taco Bell, and Red Robin.

## PROPERTY HIGHLIGHTS

- Triple Net Lease
- Build-to-Suit land
- Pylon Signage
- Part of Rochester MSA's biggest trade area
- Trade area pulls from entire MSA
- Signalized Intersection at Jay Scutti Blvd
- Close to I-390 highway

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,344	14,823	68,803
Total Population	3,737	44,763	183,428
Average HH Income	\$50,228	\$55,535	\$54,396



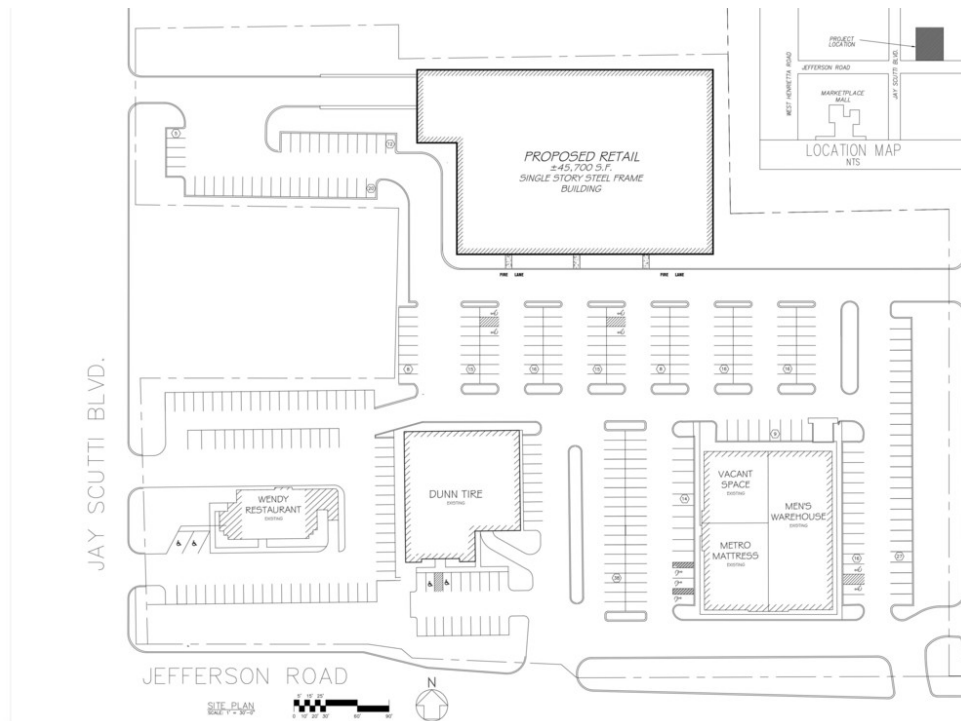
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## LEASE INFORMATION

Lease Type:	NNN; Ground	Lease Term:	Negotiable
Total Space:	3,150 - 136,778 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 4	Available	3,150 SF	NNN	Negotiable	-
Land for Development	Available	3.14 Acres	Ground Lease	Negotiable	For Ground Lease or Build-to-Suit



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