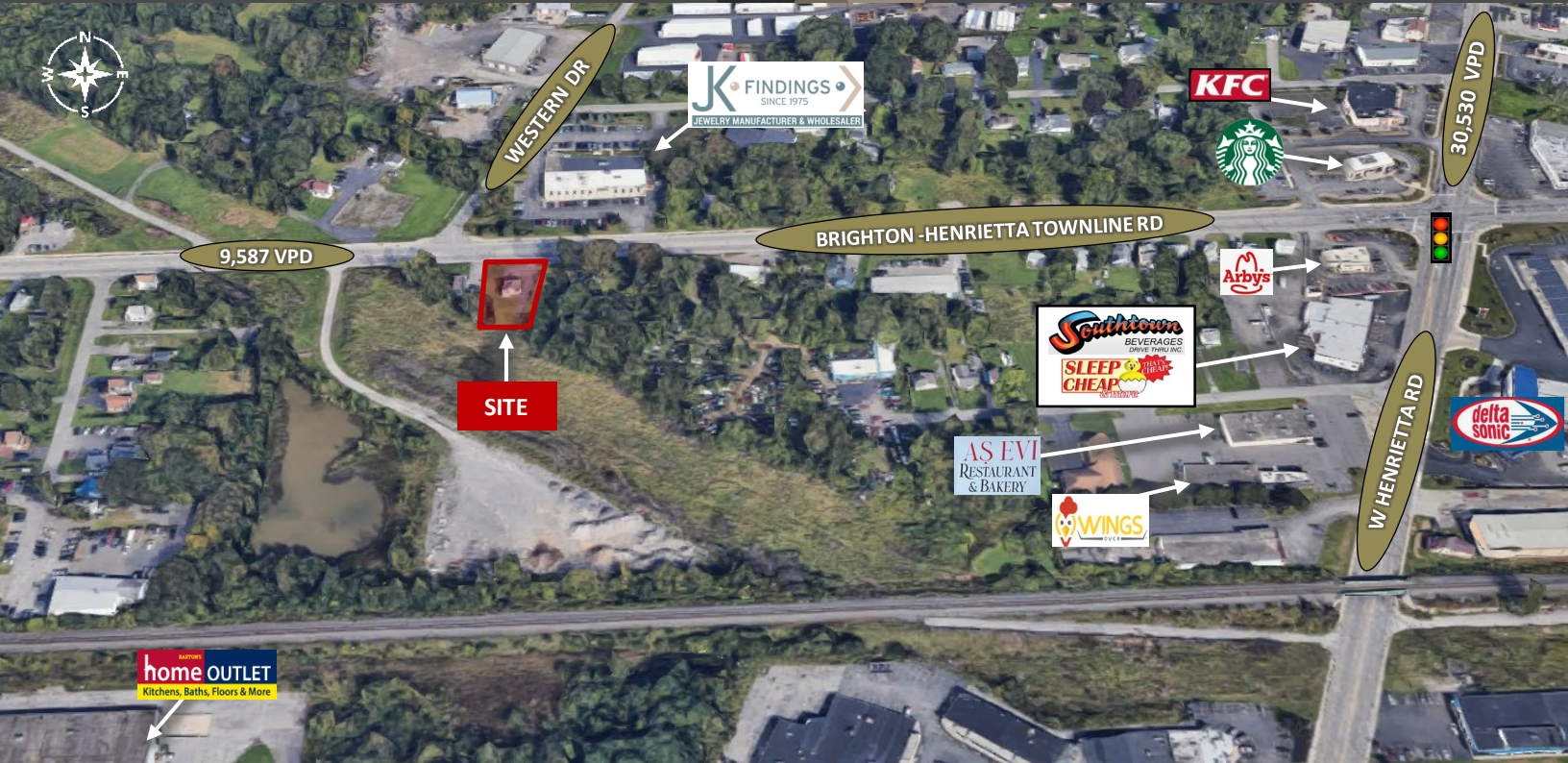


DEVELOPMENT SITE FOR SALE

# 1517 Brighton-Henrietta Townline Road

Rochester (Town of Henrietta), NY 14623



## AVAILABLE OPPORTUNITY

- » FOR SALE: \$299,000
- » 0.40 Acre
- » Existing structure is an 888 SF single-family home

## PROPERTY HIGHLIGHTS

- » Excellent development opportunity near the Brighton-Henrietta Townline Road /W. Henrietta Road signalized intersection
- » Industrial Zoning with multiple uses such as light manufacturing, office, self storage, warehouse & more
- » Prime location less than 2 miles from Marketplace Mall & Jefferson Road retail corridor with strong demographics
- » Proximity to 2 major area colleges, Rochester Institute of Technology, less than 3 miles (Total Enrollment: 18,632) and Monroe Community College, less than 2 miles (Total Enrollment: 17,699)



FOR MORE INFORMATION, PLEASE CONTACT:



**JANELL VANEGAS**  
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[Janell@VentureBrokerageGroup.com](mailto:Janell@VentureBrokerageGroup.com)



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**VENTURE**  
BROKERAGE GROUP

## SITE PHOTOS



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## MARKET AERIAL



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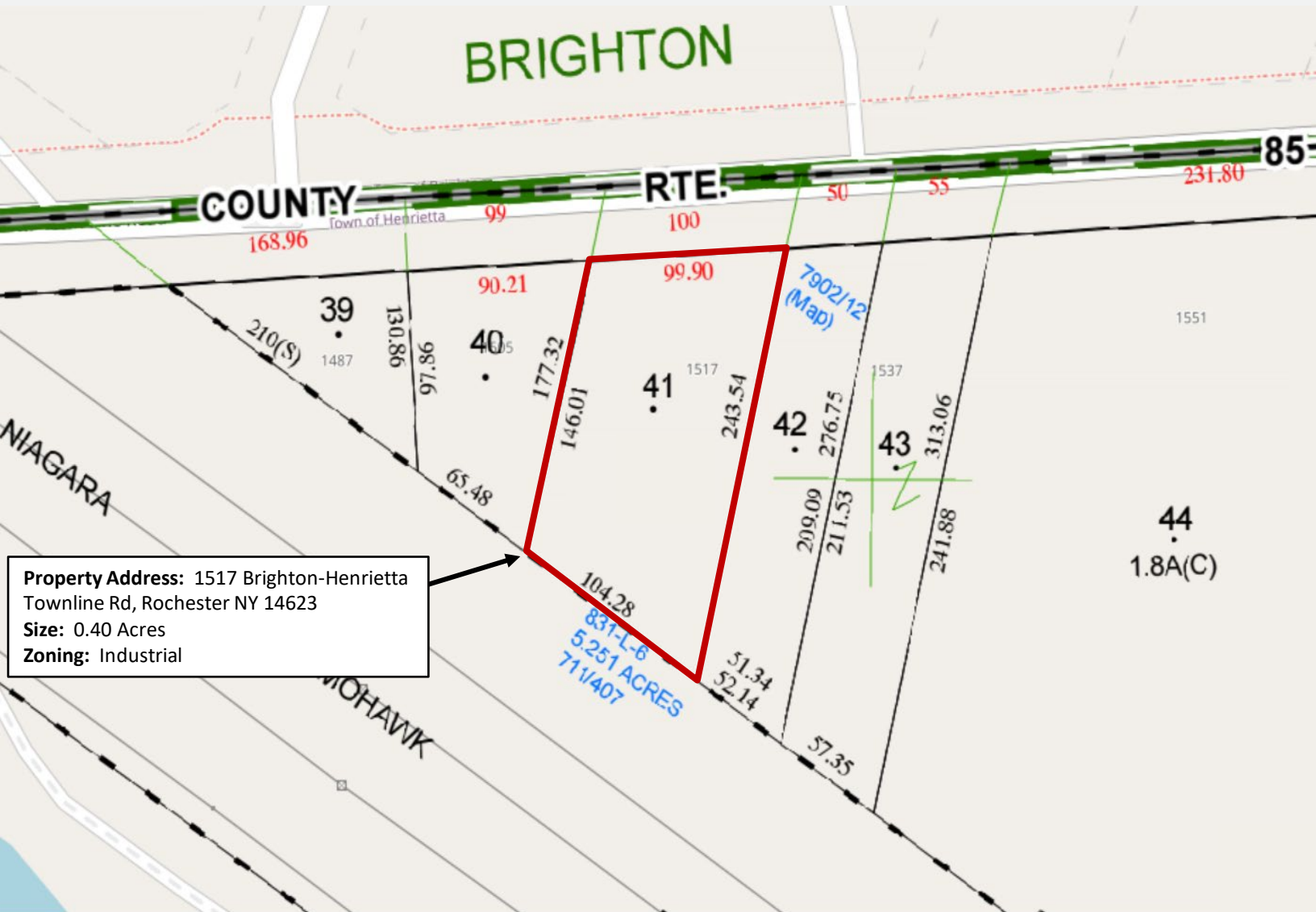
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## TAX MAP



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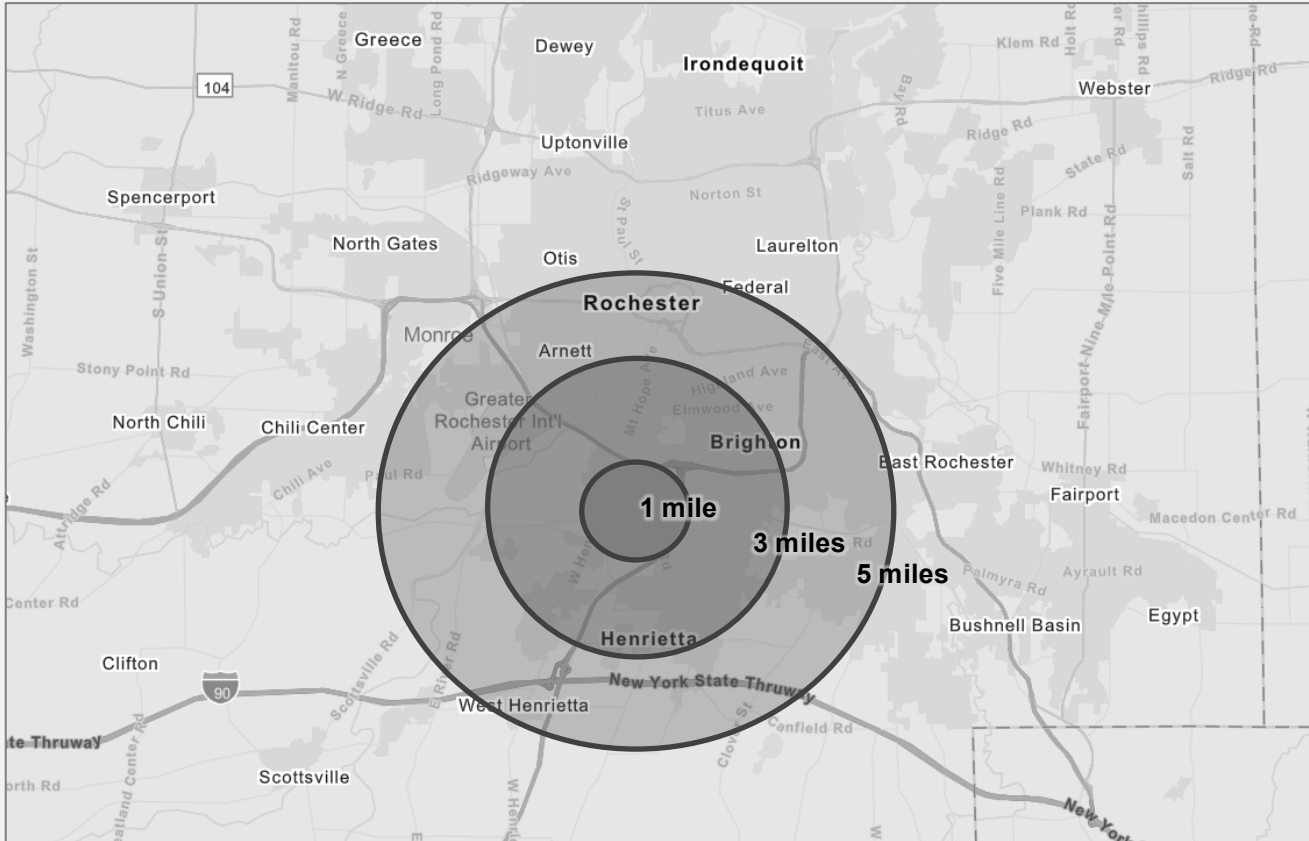


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## DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	2,982	52,198	180,763
Daytime Population	12,058	108,324	263,061
Households	1,598	18,325	77,235
Average Household Income	\$62,374	\$74,080	\$88,548



**3,318**  
Businesses



**115,720**  
Employees



**\$161,267**  
Median Home Value



**28.7**  
Median Age

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