

544 Jefferson Road

Rochester, NY (Town of Henrietta) 14623



AVAILABLE OPPORTUNITY

- » **FOR SALE OR LEASE: \$2.9 M (for entire site including two parcels former restaurant & adjacent vacant lot)**
- » **5,460 SF building on 1.67-acre +/- Development Site**
- » **Ground Lease or Build to Suit Lease or For Sale**
- » **Rare Opportunity for Development on Jefferson Road in the main Henrietta retail corridor**

PROPERTY HIGHLIGHTS

- » **Prime location in the heart of the Henrietta retail corridor with major retailers including Wegmans, Walmart Superstore and Target**
- » **Situated across from Marketplace Mall and Jay Scutti Boulevard with traffic light access via Jay Scutti Boulevard**
- » **High Traffic Counts: 26,712 VPD on Jefferson Rd**
- » **Excellent visibility/signage with ample parking & over 300 ft frontage on Jefferson Road**



FOR MORE INFORMATION, PLEASE CONTACT:



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

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PROPERTY PHOTOS



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MARKET AERIAL



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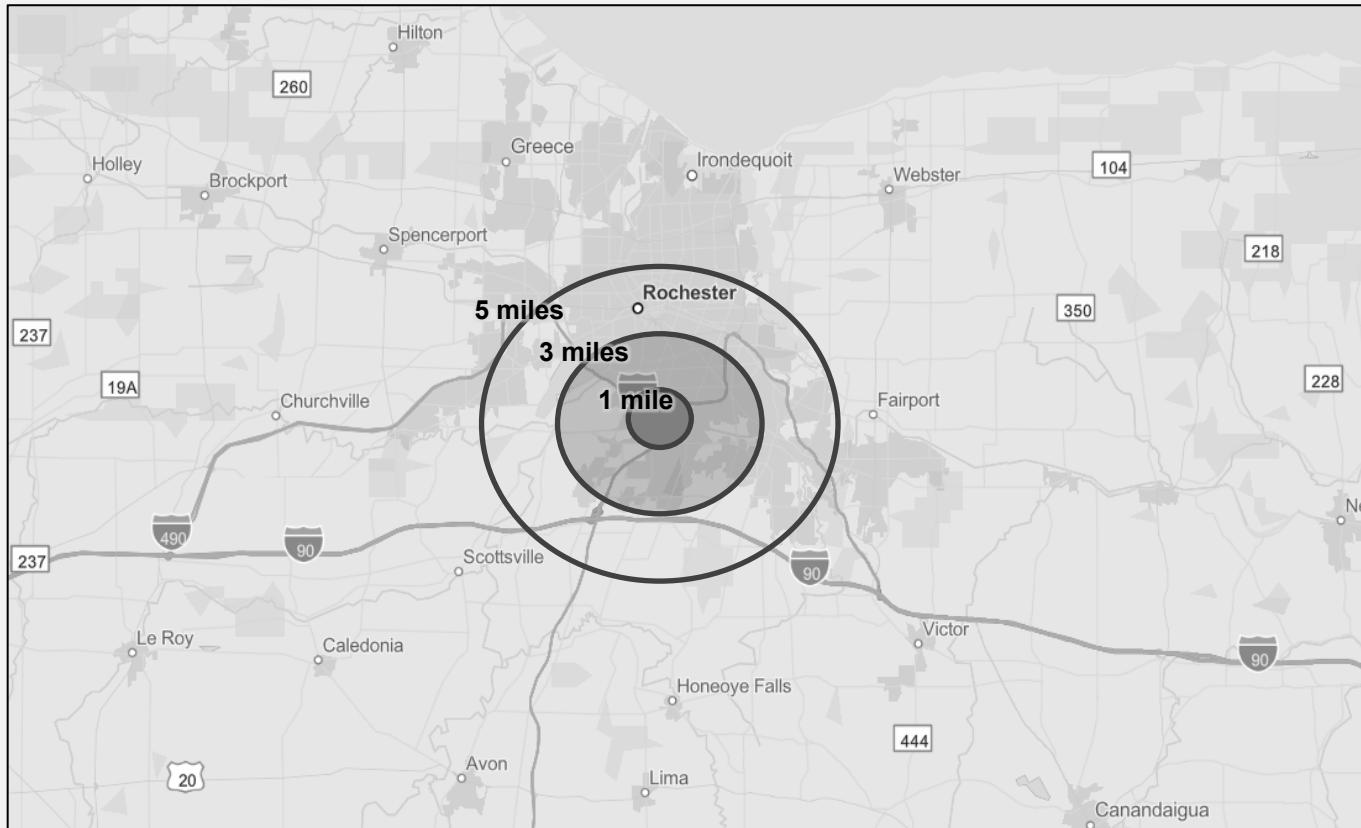
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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	2,930	49,803	168,288
Daytime Population	15,865	107,986	238,525
Households	1,558	18,041	70,407
Average Household Income	\$61,183	\$79,259	\$91,801



3,410
Businesses



118,065
Employees



\$174,054
Median Home Value



29.4
Median Age

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