



RETAIL PROPERTY FOR LEASE IN ROCHESTER, NY

# NEW YORK RECREATIONAL DISPENSARY

3740 W HENRIETTA RD., ROCHESTER, NY

## OVERVIEW

**\*\$950,000 includes the Adult-Use Retail Dispensary License, including state approvals and local land use entitlements and Long-term lease of real estate for \$9,300/Month NNN**

Rochester, New York, presents a promising landscape for the establishment of cannabis dispensaries. As the third-largest city in New York State, Rochester boasts a diverse population and a growing interest in cannabis products for recreational use. Rochester's cannabis market is marked by steady growth and increasing acceptance of cannabis products. With recent legalization measures in New York State, the demand for cannabis dispensaries is expected to rise significantly. Rochester's population of over 200,000 residents provides a robust customer base, and its proximity to other major cities in the state enhances its market potential.

## HIGHLIGHTS

- High Traffic Retail Corridor Location!!!
- Ample Parking with 28 parking spaces
- Monument Signage
- Limited competition
- The location includes a drive-thru.
- **Lease Terms:**
  - \$9,300/Month NNN
  - 5-Year Lease w/ (3) 5-Year Renewal Options
  - 2% Annual Escalators

SALE PRICE

**\$950,000\***

BUILDING SIZE

**3,852 sq. ft**

5-MILE POP.

**164,233**

DAILY TRAFFIC

**13,000+**

## CONTACT:

2207 ORCHARD LAKE ROAD  
SYLVAN LAKE, MI 48320  
248-420-0420  
WWW.CANNAZONEDMLS.COM



**Canna Zoned MLS**





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# RETAILER MAP



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# TRAFFIC COUNTS MAP

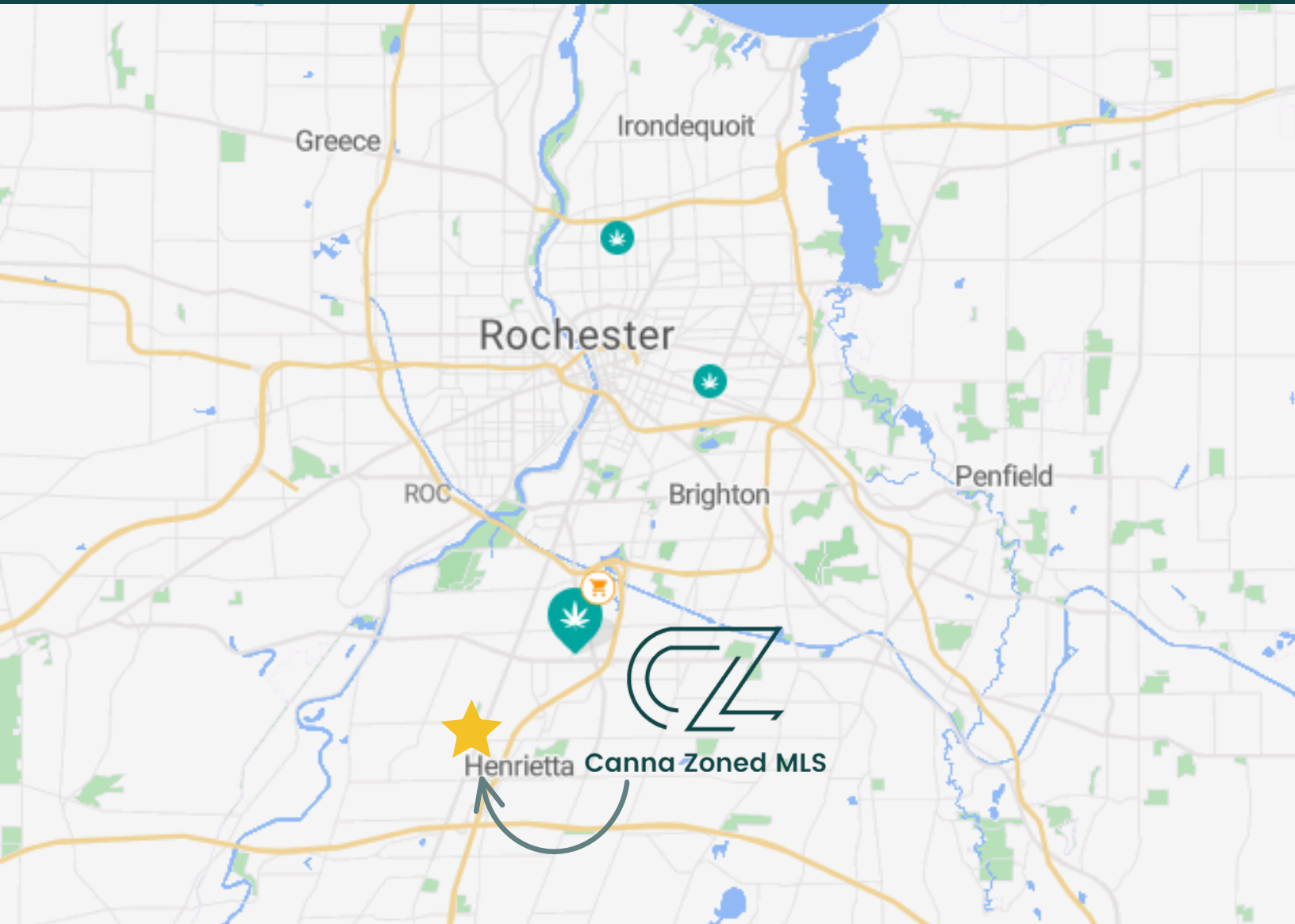


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# COMPETITION



LIMITED COMPETITION!!

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