

RETAIL AT THE GATEWAY TO RIT — HENRIETTA, NY

Park Point @ RIT

205 Jefferson Road • Henrietta, NY 14623

Endcap and inline office/restaurant spaces available for lease at Park Point at RIT, a mixed-use project on the campus of Rochester Institute of Technology. The project pairs first-floor retail with three floors of student housing around an open courtyard for events, with signage available fronting Jefferson Road (Rt. 252). Co-tenants include Loving Cup Bistro, Royal of India Restaurant, Mecate Mexican Restaurant, and Cornerstone Advisory Group, alongside RIT's new 40,000 SF Administrative Offices building.

5,989 SF SECOND-GEN
RESTAURANT SPACE

21,407 RIT STUDENT
POPULATION

2,382 RIT FACULTY &
STAFF POPULATION


01

Suite B-101 — sub-dividable
restaurant space

02

Signage available fronting
Jefferson Rd

03

Built into RIT's mixed-use
campus gateway

04

Near 5M+ SF of office &
industrial space

FEATURED AVAILABILITY

Suite B-101 — Second-Generation Restaurant

A sub-dividable 2,500–5,989 SF second-generation restaurant space, built out with an existing bar. Gross lease at \$20.00 SF/yr.

5,989 SF

SUITE B-101

LEASE TYPE

Gross

LEASE RATE

\$20.00 SF/yr

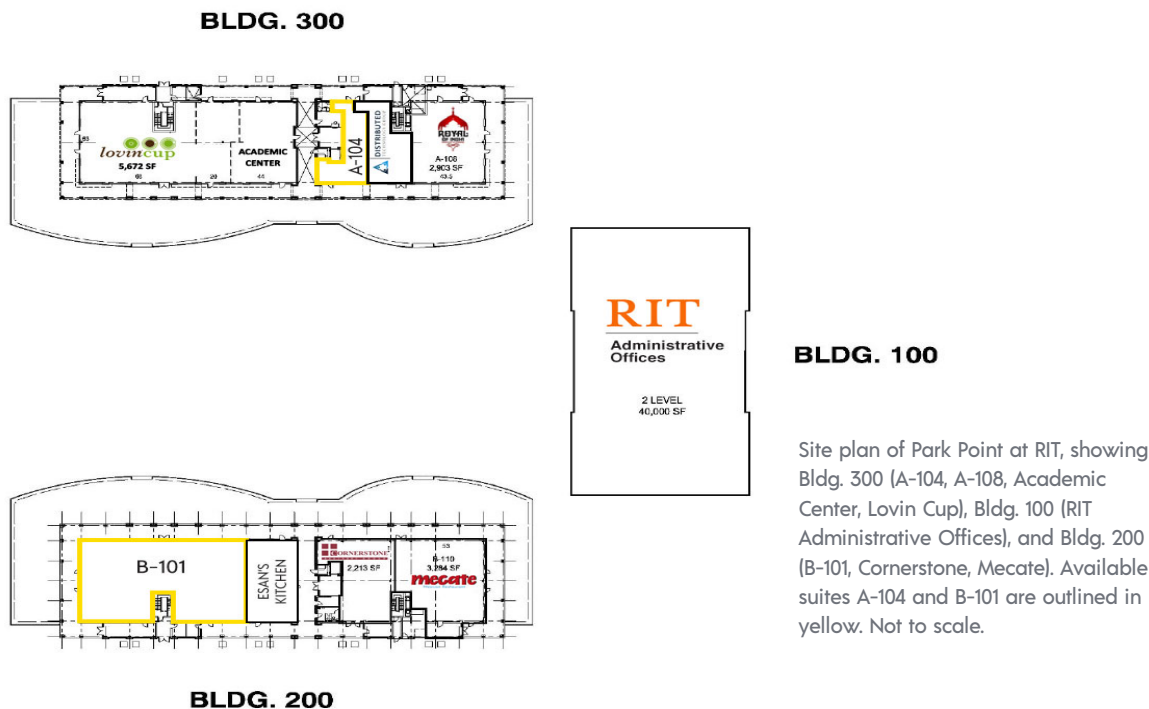
SUB-DIVISIBLE

To 2,500 SF

AVAILABLE SPACES & SITE PLAN

Retail & Restaurant Suites

Two available suites at Park Point at RIT, both on a gross lease basis. Suite B-101 is a sub-dividable, second-generation restaurant space with an existing bar build-out.



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	STATUS
B-101 Second-generation restaurant Sub-divisible	2,500 – 5,989 SF	Gross	\$20.00 SF/yr	Available
A-104 Endcap office / retail	1,202 SF	Gross	\$15.00 SF/yr	Available

PROPERTY DESCRIPTION

Park Point is a mixed-use project on the campus of Rochester Institute of Technology (RIT), built in 2008 at the intersection of Jefferson Road (Rt. 252) and John Street. The project consists of 1st floor retail space and three floors of student housing with an open courtyard for events.

PROPERTY HIGHLIGHTS

LEASE TYPE	Gross
SIGNAGE	Available on Jefferson Rd
LOCATION	Next to RIT Campus
YEAR BUILT	2008

SUITE B-101 — BAR / RESTAURANT SPACE

Second-Generation Restaurant Build-Out

The existing bar and dining room build-out at Suite B-101, including a full bar, dining booths, and floor-to-ceiling windows overlooking the courtyard.



SUITE B-101 — OFFICE SPACE

Full Customized Office Space

Suite B-101 can be converted into office space with an open floor plan, large windows for natural light, and unmatched proximity to the RIT talent pipeline for co-op placements, internships, or full-time hiring.

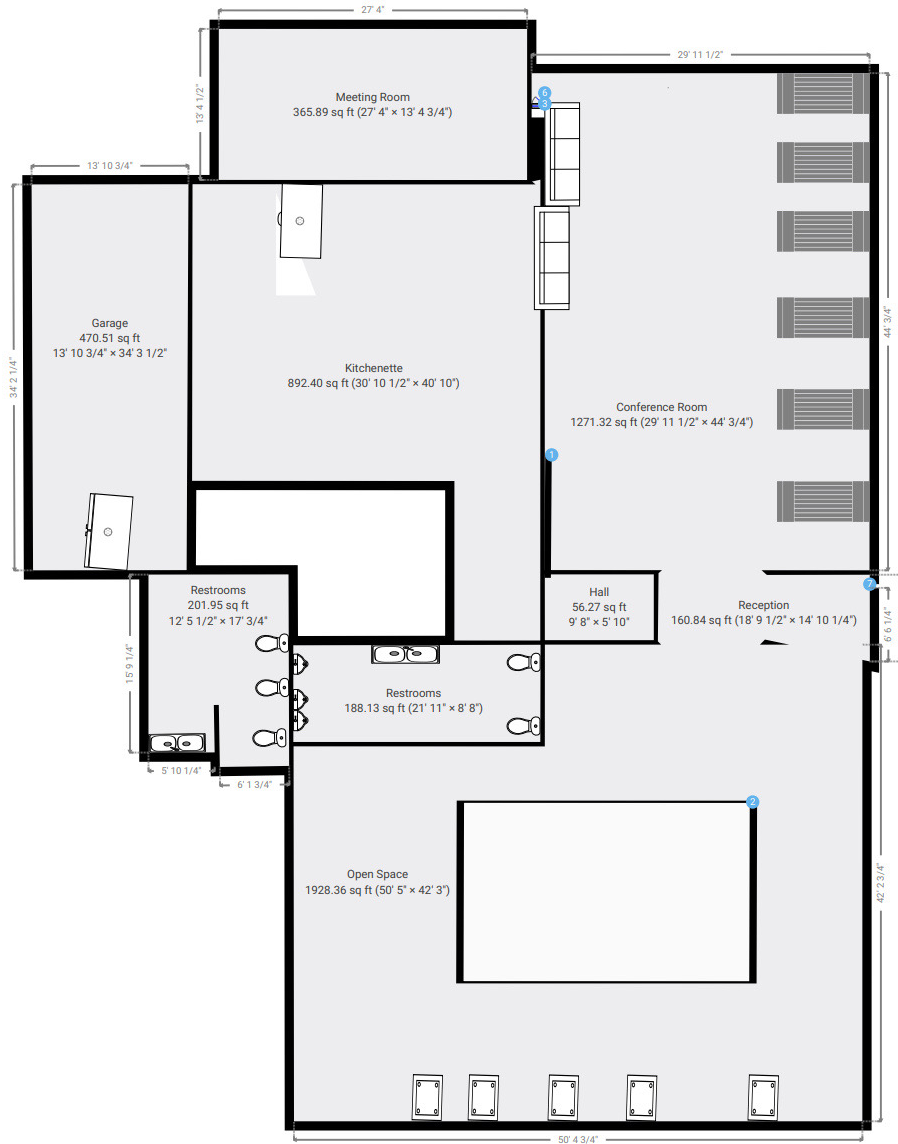


SUITE B-101 — CONCEPT FLOOR PLAN

Office Concept Layout

▼ Ground Floor

TOTAL AREA: 5942.53 sq ft · LIVING AREA: 5251.31 sq ft · ROOMS: 7



0' 4' 8' 12' 16' 20' 1:146
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Ground floor concept plan for Suite B-101 — total area 5,942.53 SF, living area 5,251.31 SF, 7 rooms. Shown as an office concept with a meeting room, kitchenette, conference room, reception, and open space; the suite is sub-divisible to 2,500 SF and can be built out for restaurant, office, or other uses. Not to scale.

THE DEMAND DRIVER

Rochester Institute of Technology

Founded in 1829, RIT sits on a 1,300 acre campus, offering a dynamic, interdisciplinary education so students can innovate and lead at the intersection of technology, art, and design. RIT is also a nationally recognized research university with \$103mm in sponsored research in FY2024



21,407

TOTAL ENROLLMENT FALL 2025

18,532

UNDERGRADUATE STUDENTS

2,875

GRADUATE STUDENTS

1,547

INSTRUCTIONAL FACULTY
1,120 Full-Time / 427 Part-Time

UNIVERSITY AT A GLANCE

ESTABLISHED	1829
TYPE	Private
CAMPUS SIZE	1,300 Acres
LIVING ON CAMPUS	49% of Undergraduates
STUDENT-FACULTY RATIO	13:1

DEPARTMENTS	11
UNDERGRADUATE MAJORS	79
GRADUATE PROGRAMS	69
DOCTORAL PROGRAMS	13

TRADE AREA AERIAL

The RIT Campus



SITE AERIAL

The RIT Campus



DEMOGRAPHICS — 2024 ESTIMATES

A Dense University Trade Area

Estimated population, income, education, and workforce by radius and drive-time from 205 Jefferson Road — a dense, diverse trade area anchored by RIT's 18,600 students and 2,382 faculty and staff.

34,027

POPULATION 10-MIN DRIVE

\$65,575

AVG HH INCOME 1-MILE RADIUS

83.7%

COLLEGE EDUCATED 1-MILE RADIUS

44,231

TOTAL EMPLOYEES 10-MIN DRIVE

2024 ESTIMATE	1 MI	2 MI	3 MI	10 MIN
Population	2,518	16,211	44,406	34,027
Households	731	4,667	15,397	11,798
Median Age	23.1	27.4	31.0	30.9
Avg HH Income	\$65,575	\$72,967	\$80,331	\$78,452
Median HH Income	\$58,241	\$59,370	\$66,382	\$65,654
Per Capita Income	\$20,873	\$23,091	\$29,193	\$28,533
College Educated (25+)	83.7%	73.6%	71.6%	72.5%
Total Businesses	247	1,116	2,254	2,120
Total Employees	5,901	19,747	45,516	44,231

Source: Sites USA, 2024 estimates with 2029 projections (2010–2020 Census). Ring radii measured from 205 Jefferson Road; 10 MIN is a 10-minute drive-time isochrone. College Educated (25+) is the sum of Some College, Associate's, Bachelor's, and Graduate degree attainment.