



JEFFERSON PLAZA

376 JEFFERSON RD | ROCHESTER, NY 14623



3,800 & 20,000
± SF AVAILABLE



25,616
VEHICLES PER DAY



UPON REQUEST
LEASE RATE



Modified Gross
LEASE TYPE

OFFERING DETAILS

Property Type	Retail
Available Space	20,000 ± SF End cap w/ ability to expand & 3,800 ± SF Inline
Ceiling Height	20'
Lease Type	Modified Gross (MG)
Traffic Count Jefferson Rd	25,616 vpd
Traffic Count W Henrietta Rd	28,904 vpd
Parking	78 Spaces
Zoning	B-1 Commercial

PROPERTY OVERVIEW

- Existing Goodwill Space (Vacating Dec 2026)
- Up to 29,000 ± SF Endcap & 3,800 ± SF Inline Available
- Exceptional Visibility on Jefferson Road
- Main Retail Corridor | Opposite Southtown Plaza
- Surrounded by Major Demand Drivers:
RIT (18,000+ Students), New 330K + SF UR Medicine Center & Proposed 190K+ SF Mary Cariola Campus

JEFFERSON PLAZA

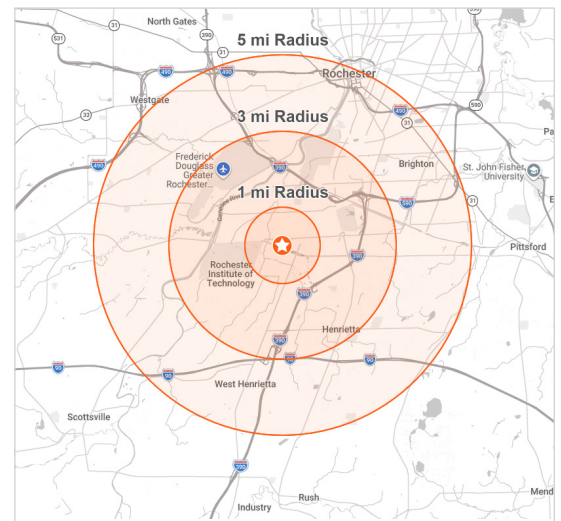
ROCHESTER, NY 14623

SITE PLAN



This site plan is provided for marketing and informational purposes only. All dimensions, building layouts, parking, and other features are approximate and subject to change without notice.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	3,465	48,093	171,862
Median HH Income	\$61,553	\$69,118	\$77,814
Households	1,709	17,148	73,528
Daytime Population	6,336	68,109	169,742



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EXCLUSIVE LISTING AGENTS

BUILT ON RELATIONSHIPS. MEASURED BY RESULTS.

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