

FOR SALE



337 Middle Rd

337 Middle Rd
Henrietta, NY 14467



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Property Summary

337 Middle Rd, Henrietta, NY 14467

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PROPERTY DESCRIPTION

337 Middle Road presents a compelling infill development opportunity at a signalized intersection directly adjacent to I-390 in Henrietta, one of Rochester's most established commercial and industrial corridors. The ±1.21-acre parcel offers exceptional visibility, controlled access via a traffic light, and immediate connectivity to both I-390 and the NYS Thruway (I-90).

Zoned Industrial, the site is well-suited for a range of users, including light industrial, contractor service, flex, warehouse, or owner-user operations seeking highway exposure without sacrificing access. Natural gas is available along Middle Road, and the property benefits from surrounding commercial density, established infrastructure, and strong regional connectivity.

With a reduced price, this offering represents a cost-effective entry point for users or developers seeking a highly visible, well-located parcel in the Henrietta submarket.

LOCATION DESCRIPTION

Located on the SWC of Lehigh Station Rd and Middle Rd

PROPERTY HIGHLIGHTS

- ±1.21 acres at a signalized intersection
- Direct adjacency to I-390 with excellent ingress/egress
- Industrial zoning
- High visibility and strong traffic counts (12,735 AADT)
- Proximity to major employers, retail, and service uses

OFFERING SUMMARY

Sale Price:	\$274,999
Lot Size:	1.21 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,308	12,600	29,581
Total Population	3,117	33,391	75,975
Average HH Income	\$70,330	\$67,762	\$81,087

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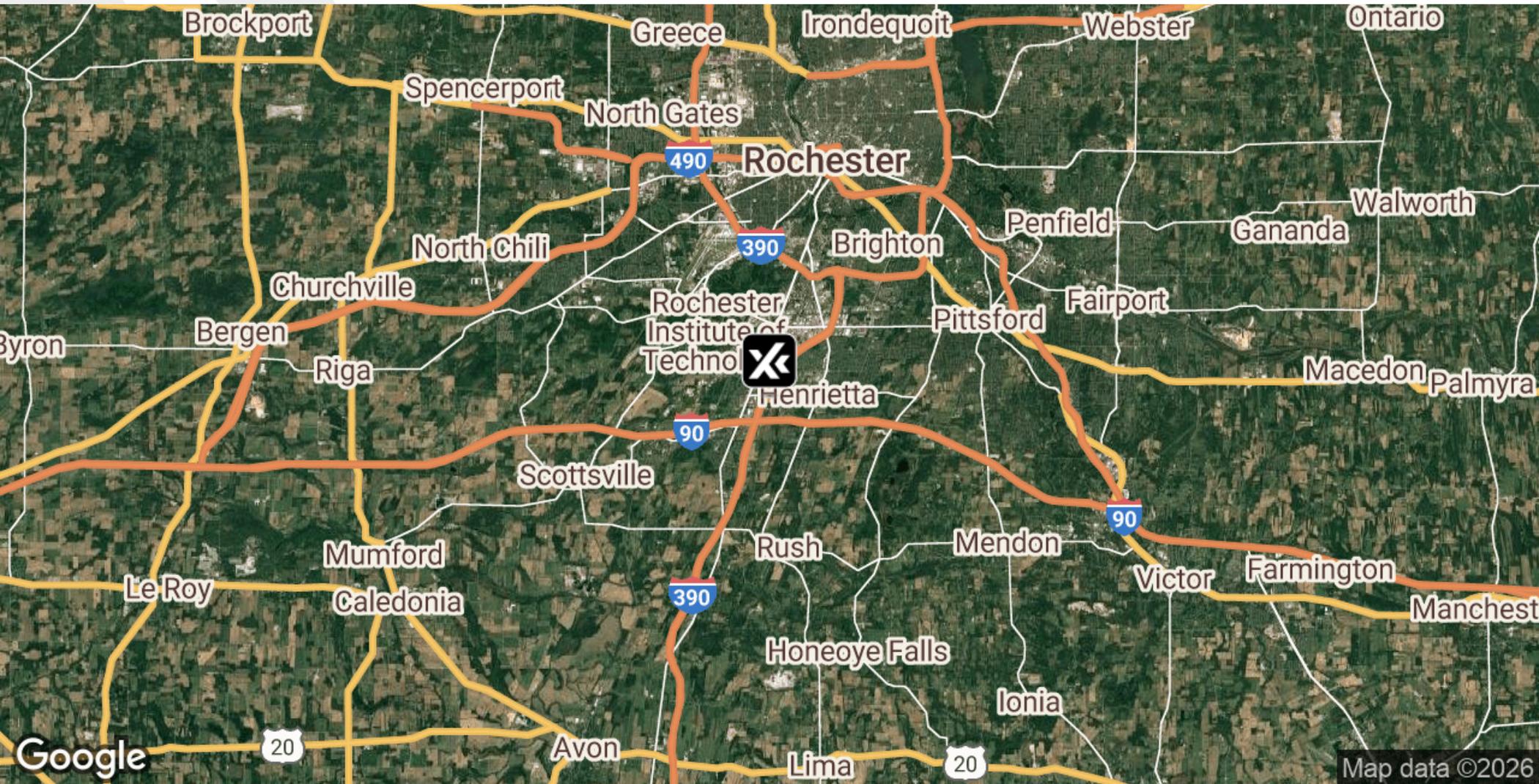
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Location Map

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Site Plans

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Additional Photos

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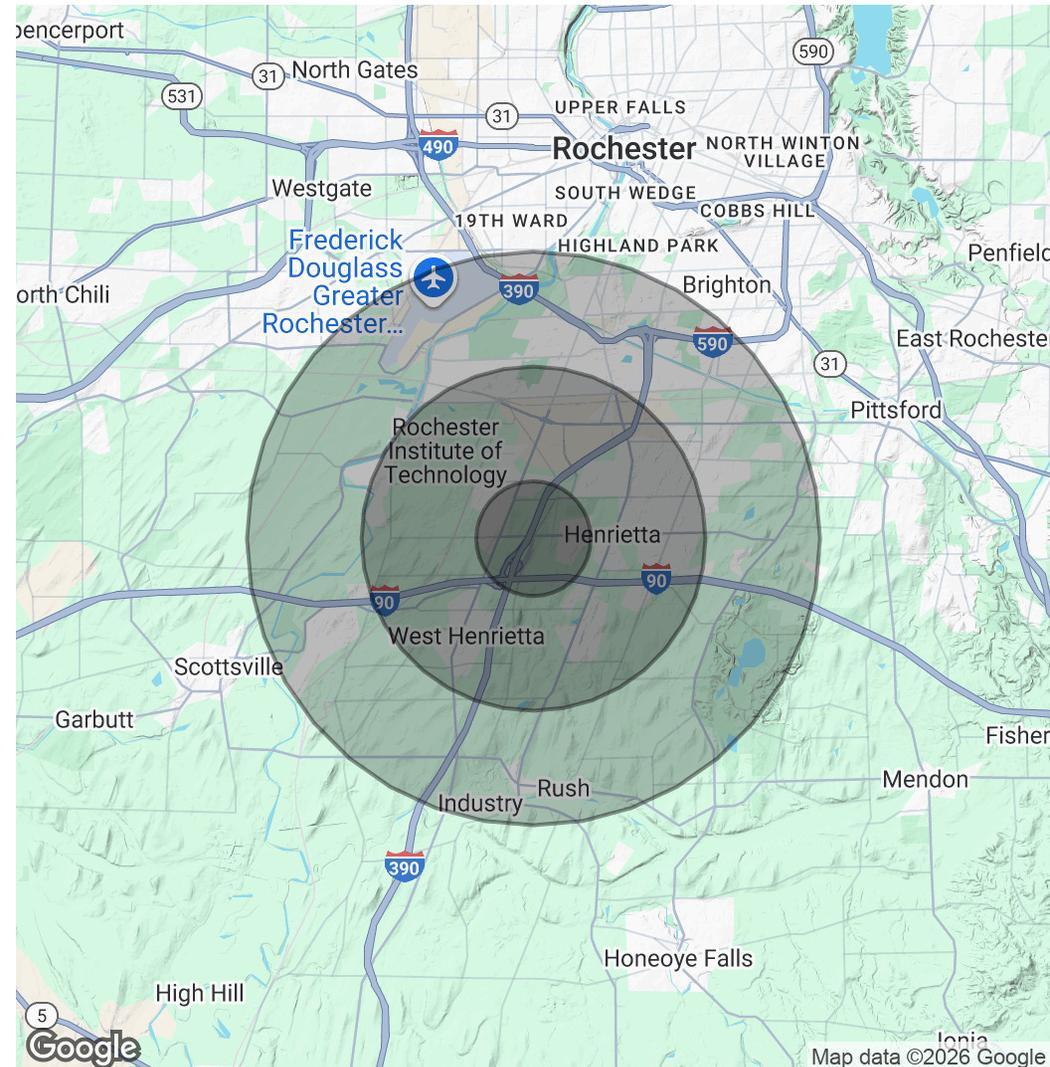
Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,117	33,391	75,975
Average Age	41.9	36.6	37.8
Average Age (Male)	39.8	36.1	36.6
Average Age (Female)	42.3	36.9	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,308	12,600	29,581
# of Persons per HH	2.4	2.7	2.6
Average HH Income	\$70,330	\$67,762	\$81,087
Average House Value	\$140,112	\$145,376	\$156,389

2020 American Community Survey (ACS)



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Meet the Team

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