

An aerial photograph of a suburban neighborhood. A large, irregularly shaped lot is outlined in white. This lot is mostly covered in dense green trees. To the left of the lot, a road labeled 'E Henrietta Rd' runs vertically. Below the lot, a road labeled 'Lehigh Station Rd' runs horizontally. The surrounding area includes various houses, parking lots, and green spaces. In the top right corner, there is a blue and white logo for 'Colliers'.

Colliers

FOR SALE

3044 E. Henrietta Road, Henrietta, NY 14467

E Henrietta Rd

Lehigh Station Rd

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Property Highlights

- 3.51 acres with reuse or redevelopment flexibility. Turnkey for a car wash operator, or a low-cost redevelopment play.
- Strong and growing residential base. Rush-Henrietta's high school and district campus sit within a mile, and 100+ new single-family lots are approved on Lehigh Station Road.
- Underserved drive-thru trade area. 7 Brew Coffee secured 2025 approvals as the first new-build drive-thru on this stretch of Route 15A, with the nearest competing QSR drive-thrus two-plus miles west.

Demographics Snapshot

		1 Mile	3 Miles	5 Miles
		Population	Average HHI	Households
Space Available	3.51 Acres	6,928	\$90,885	3,078
Asking Price	\$1,500,000	33,123	\$102,469	14,377
Location	Located on E. Henrietta Road (Route 15A)—a major commercial artery	90,764	\$116,598	35,259
Traffic Counts	15,404 VPD			