

PRIME RETAIL FOR LEASE

Jay Scutti Plaza

1000 & 300 Hylan Drive
Rochester (Henrietta), NY 14623



AVAILABLE OPPORTUNITY

FOR LEASE: Prime Power Center with multiple spaces/configurations available
Will deliver & demise to suit

- » Space 2: 5,344 SF - In-line
- » Space 9: 1,273 SF - In-line
- » Space 26: 1,286 SF - In-line
- » Space 27: 2,000 SF - In-line
- » Space 28: 21,455 SF - In-line
- » Space 29: 1,800 SF - In-line
- » Space 33A: 2,100 SF - Pad

PROPERTY HIGHLIGHTS

- » Excellent location directly off I-390 in the heart of the Henrietta retail corridor
- » Major power center anchored by Wegmans, Home Goods, Value City Furniture, Petco, Burlington & more
- » Shares traffic light with University of Rochester's Orthopaedics & Physical Performance Center & Marketplace Mall
- » Excellent visibility/signage & ample parking
- » Multiple signalized access points



FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS
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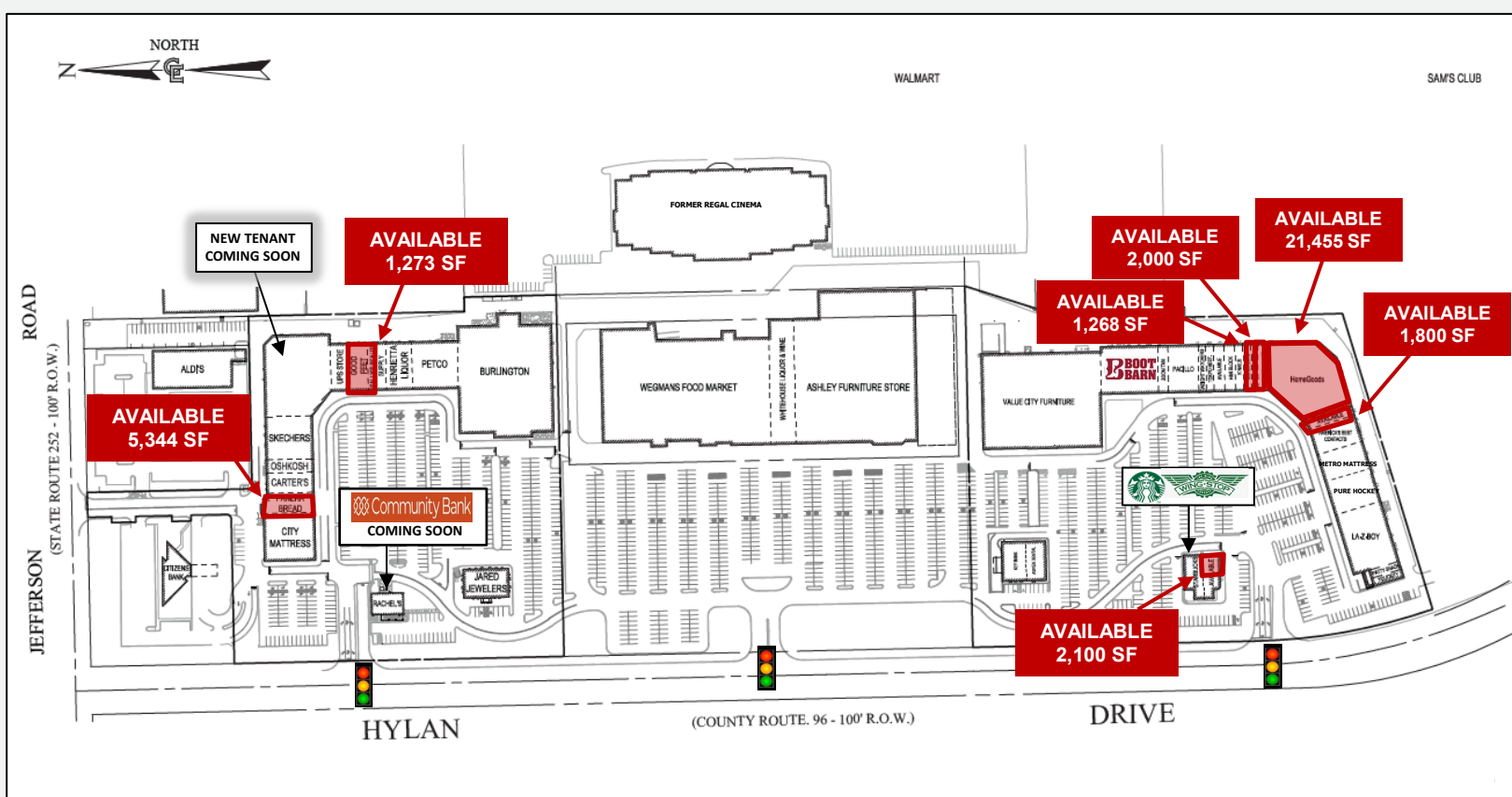
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VENTURE
BROKERAGE GROUP

SITE PLAN



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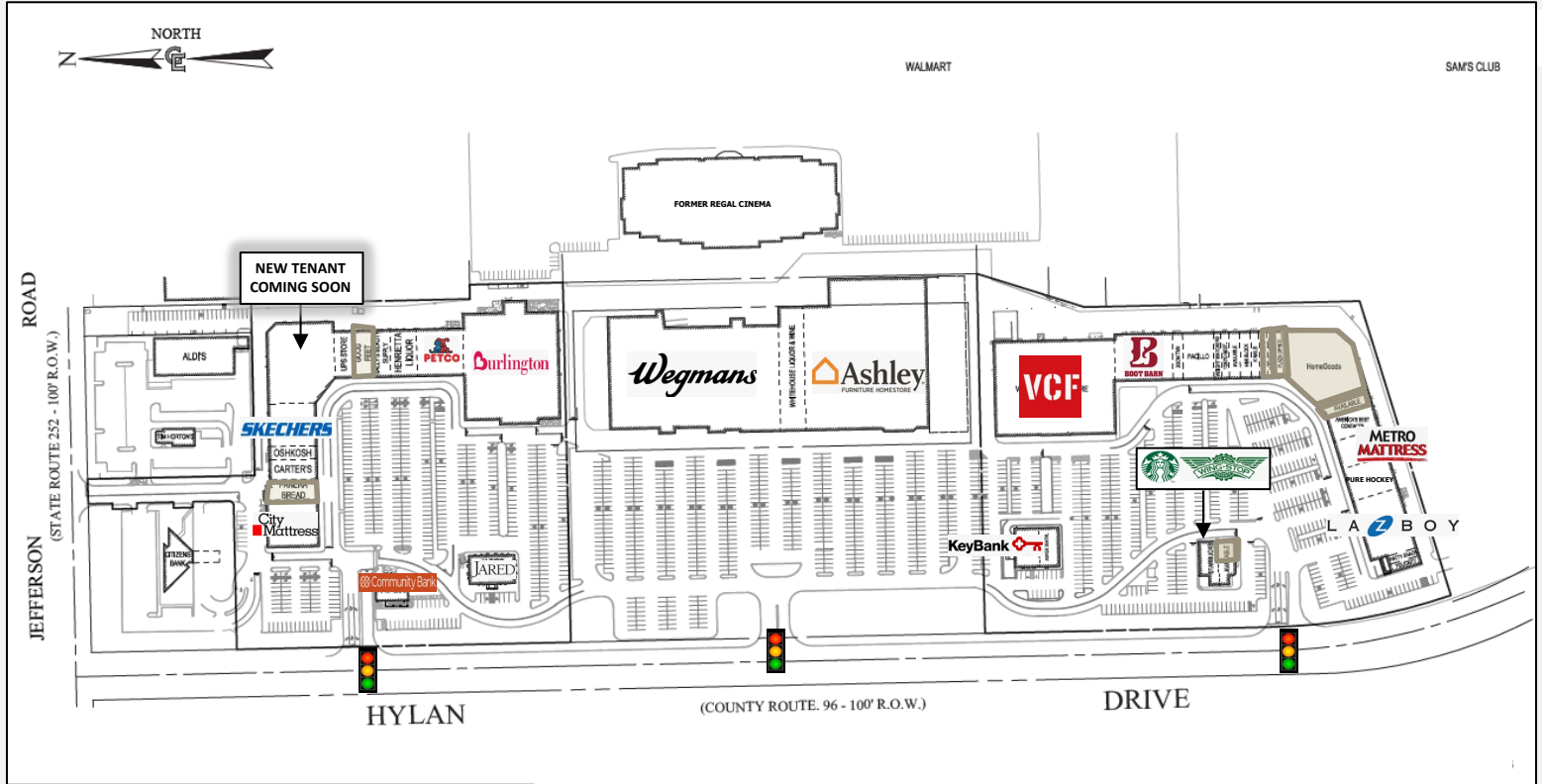
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SITE PLAN



Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
1	City Mattress	10,800	14	Jared Jewelers	5,856	28	AVAILABLE (former HomeGoods)	21,455
2	AVAILABLE (former Panera Bread)	5,344	15	Community Bank Coming Soon	3,000	29	AVAILABLE (former Motherhood)	1,800
3	Carter's	4,182	16	Value City Furniture	50,000	30	Americas Best Contacts	3,600
4	OshKosh	2,786	17	Boot Barn	12,000	31	Pure Hockey	10,638
5	Skechers	8,000	18	Zoom Tan	2,443	31A	Metro Mattress	3,762
6	Grocery Outlet Coming Soon	23,149	19	G Pacillo's Co Fitness Gear	6,007	32	La-Z-Boy	14,400
7	UPS Store	1,360	20	Weight Watchers	1,900	33	Starbucks & Wing Stop	6,360
8	Hair Zoo	1,833	21	Japanese Tokyo Restaurant	1,300	33A	AVAILABLE (space next to Starbucks & Wing Stop)	2,100
9	AVAILABLE (former Good Feet Store)	1,273	22	12 X	2,140	34	Patty Shack	1,232
10	Sally Beauty Co	1,900	23	H&R Bock	2,360	35	Yolickity Frozen Yogurt	1,101
11	Henrietta Discount Liquor	4,000	24	KT Nails	1,700	36	Keybank	3,000
12	PetCo	14,760	25	Supercuts	1,500	37	Keybank	1,252
13	Burlington	46,719	26	AVAILABLE (former America Hears)	1,286	38	Aspen Dental	3,500
14	Jared Jewelers	5,856	27	AVAILABLE (Plaza Office)	2,000			

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MARKET AERIAL



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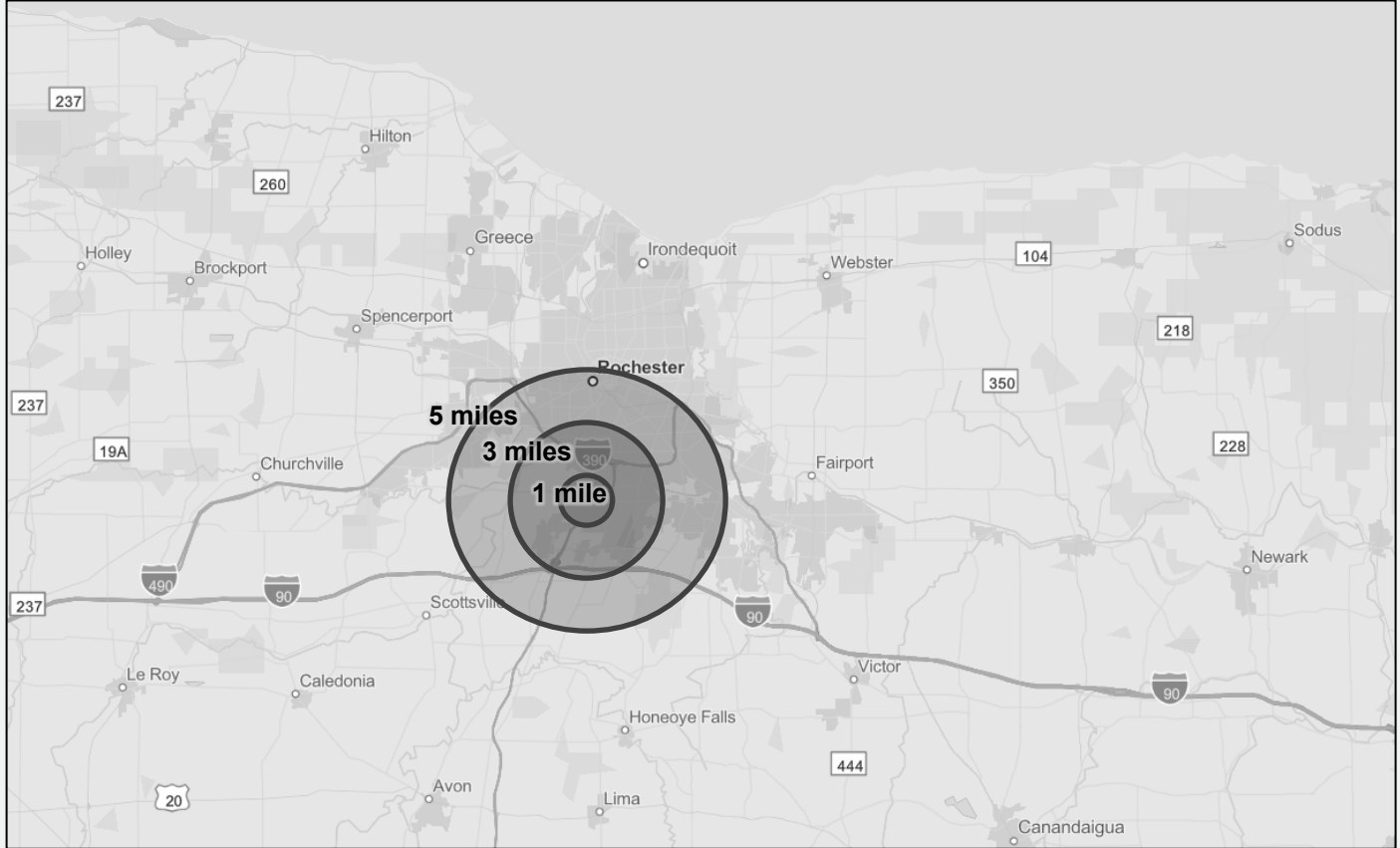


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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	4,299	59,432	190,886
Daytime Population	13,460	100,507	275,876
Households	1,829	24,048	81,579
Average Household Income	\$77,031	\$88,062	\$91,190



3,508
Businesses



109,589
Employees



\$172,855
Median Home Value



34.3
Median Age

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