

MULTI-USE REDEVELOPMENT OPPORTUNITY

3110 Winton Road South

ROCHESTER, NY 14623



VENTURE
BROKERAGE GROUP



AVAILABLE OPPORTUNITY

- » **FOR SALE OR LEASE: 0.84 Acre Redevelopment Site**
- » **Asking Price: \$640,000**
- » **Ground lease or build to suit**

PROPERTY HIGHLIGHTS

- » **Prime redevelopment opportunity of former 2,952 SF restaurant with multiple potential uses**
- » **Convenient location in the heart of Henrietta near the signalized intersection of S. Winton Road & Jefferson Road**
- » **2 points of ingress/egress; accessible from S. Winton Rd & Goodway Dr**
- » **Approximately 2.5 miles from Interstate 390, Monroe Community College and the main Henrietta retail corridor**
- » **High traffic counts: 19,559 VPD on S. Winton Road & 23,236 VPD on Jefferson Road**



FOR MORE INFORMATION, PLEASE CONTACT:



ANNA KACHALUBA
Licensed Real Estate Salesperson
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PROPERTY PHOTOS



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TAX MAP



Property Address: 3110 Winton Rd S,
Rochester NY 14623
Size: 0.84 Acres
Zoning: Industrial

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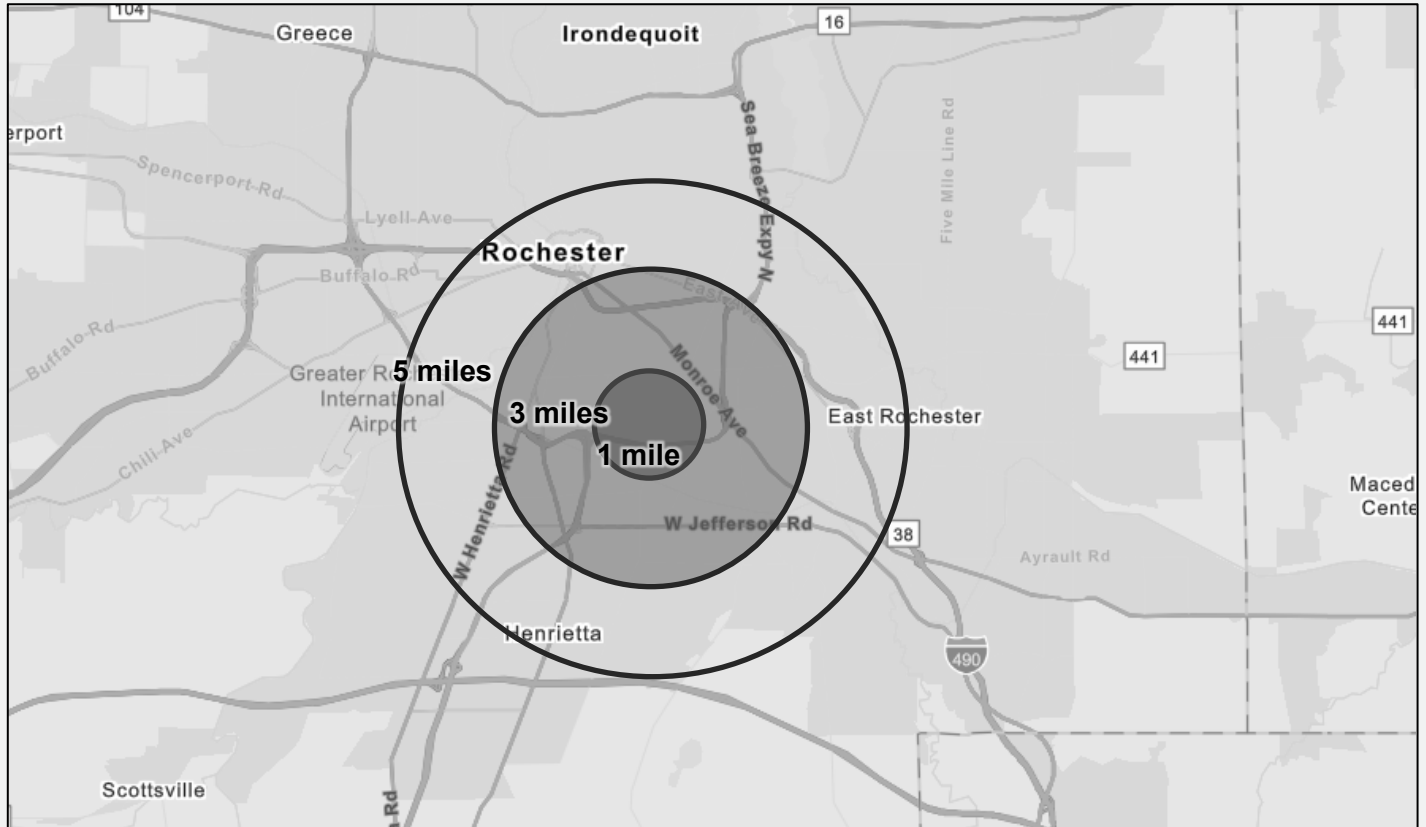
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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	5,228	56,500	189,531
Daytime Population	10,819	85,048	266,181
Households	2,742	24,747	84,317
Average Household Income	\$93,594	\$120,035	\$103,948



3,998
Businesses



65,707
Employees



\$261,046
Median Home Value



40.5
Median Age

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