

Days Inn Henrietta - Redevelopment Opportunity

4853 W Henrietta Rd, Henrietta, NY 14467



OFFERING MEMORANDUM

104 KEY HOTEL REDEVELOPMENT OPPORTUNITY



Exclusively Listed By:



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LOCAL HOSPITALITY EXPERTS

Led by John P. Christopher, CHA, Hospitality Associates stands as a premier boutique brokerage firm specializing in hotel and resort properties across New York, Vermont, Massachusetts, and Connecticut. With over 40 years of industry experience, John brings a wealth of knowledge in hotel operations, brokerage, and consulting. His credentials include a Certified Hotel Administrator designation awarded in 1987, a degree from Rochester Institute of Technology's Hotel Management program, and a role as an Associate Professor in Hotel Management at the State University of New York and Adjunct Professor at RIT.

Hospitality Associates offers a comprehensive suite of services tailored to the unique needs of each client, including acquisitions, dispositions, financing, refinancing, property management, and consulting. John's deep-rooted connections and hands-on approach have facilitated hundreds of millions of dollars in hotel transactions, consistently delivering value and exceeding client expectations.

For investors seeking a dedicated partner with unparalleled local knowledge and a proven track record of success in the hospitality sector, Hospitality Associates offers the expertise and commitment to navigate the complexities of hotel brokerage with confidence.

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PROPERTY DETAILS

Hospitality Associates is pleased to present the 104-key Days Inn Henrietta, situated on 6.15 acres along West Henrietta Road, one of the Rochester MSA's most established commercial corridors. Built in 1965, the property combines scale, frontage, and direct access to I-390 with immediate proximity to national retailers, institutions, and major employers.

The site is surrounded by a strong concentration of daily-needs and quick-service operators including Wendy's, Dunkin', McDonald's, Taco Bell, and Panera, with larger anchors such as Target, Walmart, and Home Depot located minutes north along the corridor. This retail density ensures consistent traffic and visibility for the property.

The surrounding trade area has experienced significant reinvestment, including the Marketplace Mall transformation, anchored by the University of Rochester's Orthopaedics & Physical Performance Center, as well as ongoing retail and restaurant redevelopments throughout the Henrietta corridor. These investments reinforce the location's long-term strength and growth trajectory.

The property is strategically located less than ten minutes from Rochester Institute of Technology (RIT), which is currently experiencing record enrollment, and is also proximate to the University of Rochester/Strong Memorial Hospital, Monroe Community College, and major employment hubs across Henrietta and Brighton. This concentration of institutions and employers provides stable year-round lodging demand and underscores the site's long-term redevelopment potential.

With its acreage, location, and strong surrounding demand drivers, the Days Inn Henrietta represents a rare opportunity to acquire a well-located hospitality property with both operational upside and significant future redevelopment optionality.



The Offering

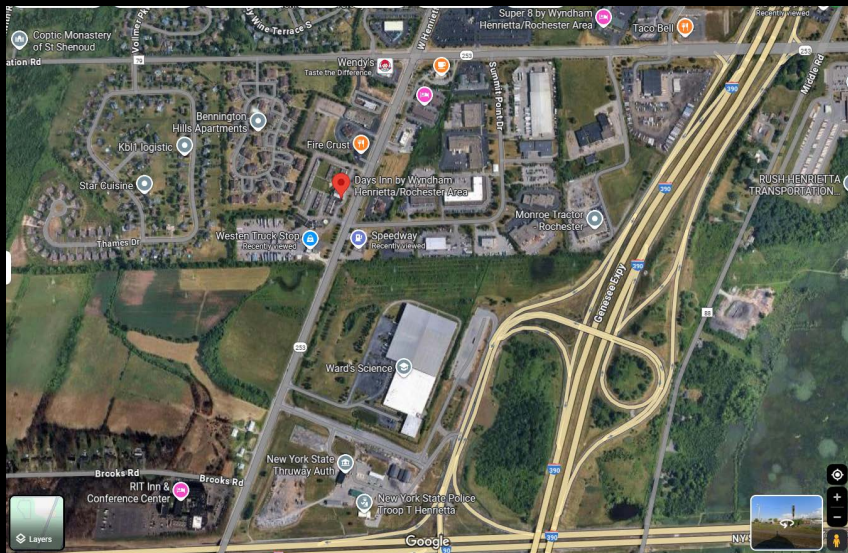
Asking Price	\$2,850,000
Financing	Assumable
Property Address	4853 W Henrietta Rd, Henrietta, NY
Tax ID	175.03-1-7.11
Franchise	Wyndham
Brand	Days Inn
Brand Scale	Economy
Management	Unencumbered by management
Type of Ownership	Fee Simple
Number of Rooms	104
Number of Stories	1
Year Built	1965
Last Renovation	
Lot Size	6.15 AC
Corridor	Exterior
Building Size	57,102 SQ FT
STR Market	Rochester NY
STR Submarket	Henrietta NY



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HIGHLIGHTS

- 104 Keys on 6.15 Acres with frontage on high-traffic West Henrietta Road
- Surrounded by national QSRs including Wendy's, Dunkin', McDonald's, Taco Bell, and Panera
- 8 minutes to RIT, which is posting record enrollment growth
- Nearby Marketplace Mall redevelopment anchored by UR Medicine Orthopaedics & Physical Performance Center
- Rare large parcel in established corridor with long-term redevelopment potential

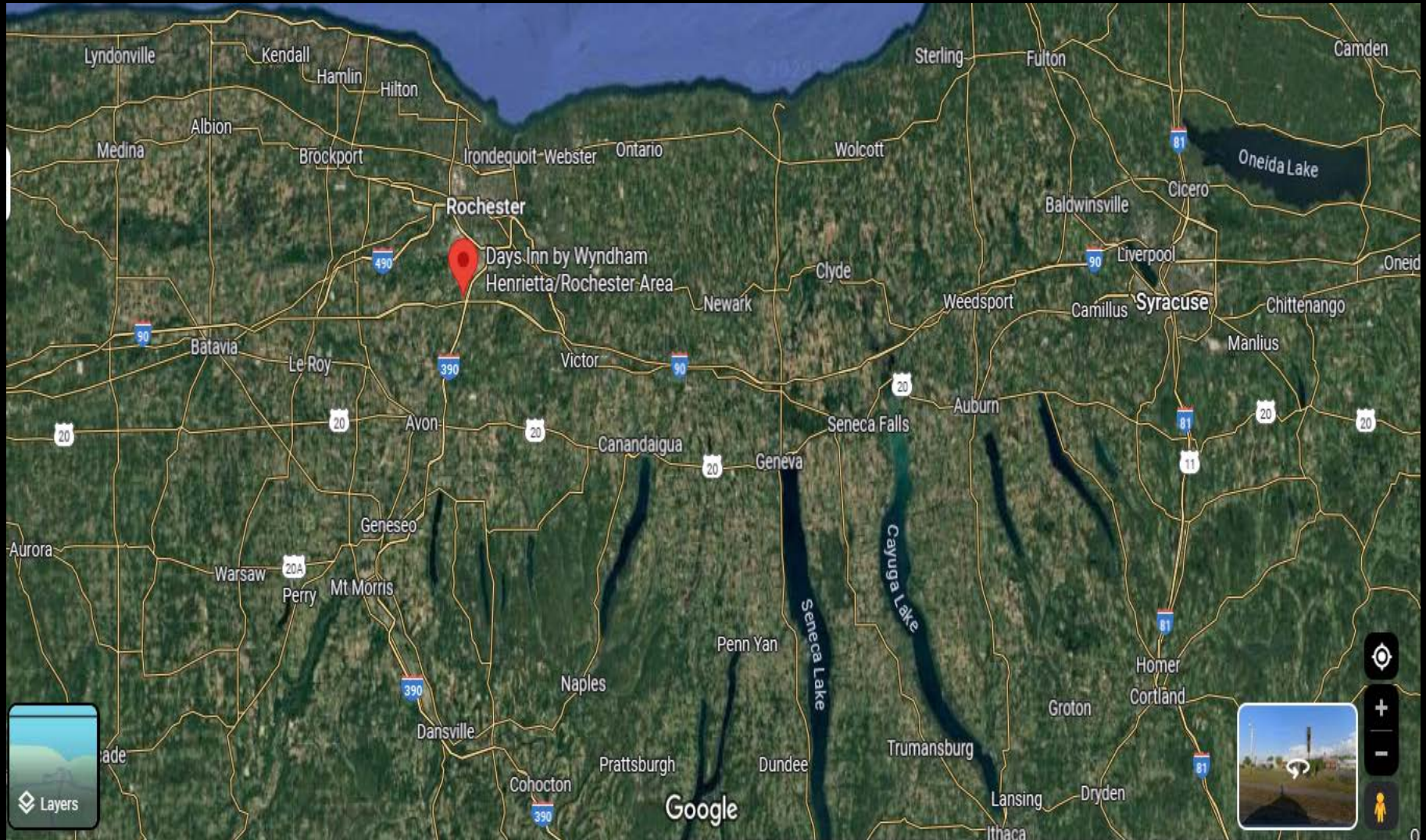


Location Advantages

- Immediate I-390 access with connectivity to I-90, airport, and downtown Rochester
- Proximity to major employers and institutions including RIT, University of Rochester, and Monroe Community College
- High visibility corridor with consistent traffic from national retailers and daily-needs operators

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Regional Map



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Local Map



This architectural site plan illustrates a proposed renovation and expansion of a building complex, likely a restaurant and pool facility. The plan is divided into several key areas:

- Pool Area:** Located in the upper right, it features a large rectangular pool labeled "POOL" and a smaller pool labeled "H2". A "NEW POOL SPACE" is indicated near the main pool.
- Restaurant:** Situated in the center-right, it includes a "NEW RESTAURANT" section and a "NEW RESTAURANT SPACE" area. The plan shows "NEW RESTAURANT SPACE TYPE A", "NEW RESTAURANT SPACE TYPE B", and "NEW RESTAURANT SPACE TYPE C".
- Office:** Located in the center-left, it includes a "NEW OFFICE" section and a "NEW OFFICE SPACE" area. The plan shows "NEW OFFICE SPACE TYPE A", "NEW OFFICE SPACE TYPE B", and "NEW OFFICE SPACE TYPE C".
- Entrance:** A "NEW ENTRY FINISHES" area is shown at the bottom center, leading into the building.
- Structural Details:** The plan includes numerous annotations for structural elements, such as "NEW WALL TREATMENT", "NEW WALL TREATMENT TYPE A", "NEW WALL TREATMENT TYPE B", "NEW WALL TREATMENT TYPE C", "NEW WALL TREATMENT TYPE D", "NEW WALL TREATMENT TYPE E", "NEW WALL TREATMENT TYPE F", "NEW WALL TREATMENT TYPE G", "NEW WALL TREATMENT TYPE H", "NEW WALL TREATMENT TYPE I", "NEW WALL TREATMENT TYPE J", "NEW WALL TREATMENT TYPE K", "NEW WALL TREATMENT TYPE L", "NEW WALL TREATMENT TYPE M", "NEW WALL TREATMENT TYPE N", "NEW WALL TREATMENT TYPE O", "NEW WALL TREATMENT TYPE P", "NEW WALL TREATMENT TYPE Q", "NEW WALL TREATMENT TYPE R", "NEW WALL TREATMENT TYPE S", "NEW WALL TREATMENT TYPE T", "NEW WALL TREATMENT TYPE U", "NEW WALL TREATMENT TYPE V", "NEW WALL TREATMENT TYPE W", "NEW WALL TREATMENT TYPE X", "NEW WALL TREATMENT TYPE Y", "NEW WALL TREATMENT TYPE Z".
- Other Features:** The plan also shows a "NEW RESTAURANT SPACE TYPE A", "NEW RESTAURANT SPACE TYPE B", "NEW RESTAURANT SPACE TYPE C", "NEW RESTAURANT SPACE TYPE D", "NEW RESTAURANT SPACE TYPE E", "NEW RESTAURANT SPACE TYPE F", "NEW RESTAURANT SPACE TYPE G", "NEW RESTAURANT SPACE TYPE H", "NEW RESTAURANT SPACE TYPE I", "NEW RESTAURANT SPACE TYPE J", "NEW RESTAURANT SPACE TYPE K", "NEW RESTAURANT SPACE TYPE L", "NEW RESTAURANT SPACE TYPE M", "NEW RESTAURANT SPACE TYPE N", "NEW RESTAURANT SPACE TYPE O", "NEW RESTAURANT SPACE TYPE P", "NEW RESTAURANT SPACE TYPE Q", "NEW RESTAURANT SPACE TYPE R", "NEW RESTAURANT SPACE TYPE S", "NEW RESTAURANT SPACE TYPE T", "NEW RESTAURANT SPACE TYPE U", "NEW RESTAURANT SPACE TYPE V", "NEW RESTAURANT SPACE TYPE W", "NEW RESTAURANT SPACE TYPE X", "NEW RESTAURANT SPACE TYPE Y", "NEW RESTAURANT SPACE TYPE Z".

The plan is a detailed technical drawing with various lines, dimensions, and labels, providing a comprehensive overview of the proposed construction project.

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