

**FOR LEASE**

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Commercial Brokerage



# TOWN CENTRE PLAZA

2199 E HENRIETTA RD, ROCHESTER, NY 14623

12,180 SF / 9,450 SF / 4,477 / 1,947 SF INLINE  
& PAD SITE AVAILABLE

**building** relationships.  
maximizing **potential**.

# PROPERTY SUMMARY

Towne Centre Plaza | 2199 E Henrietta Rd, Rochester, NY 14623

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## PROPERTY SUMMARY

Property Address	2199 E Henrietta Rd, Rochester, NY
County	Monroe
MSA	Rochester, NY
Property Type	Retail
Building Size	103,895 + SF
Lot Size:	49.58 + Acres
Traffic Counts	E Henrietta Rd: 20,819 vpd
Parking	280+ Spaces
Lease Price	Upon Request
Space Available	Pad Site, 1,947-12,180 SF
Ground Lease Price (Pad Site)	Upon Request

## PROPERTY HIGHLIGHTS

- 500' of road frontage
- 20,000 + vehicles per day in front of site
- Signalized access point
- Pylon signage visibility
- Adjacent to Wegmans, McDonald's, Starbucks, Tim Hortons, CVS
- Near dense residential neighborhoods
- 100+ unit apartment development coming across the street
- Ideal for QSR, medical, retail, or service use

## LOCATION DESCRIPTION

Located in Rochester, NY, just off I-390, this site sits along E. Henrietta Road in the high-traffic South of Jefferson retail corridor. It's minutes from the commercial hub at Jefferson Road, surrounded by national brands and established neighborhoods, making it a key access point between residential communities and major shopping destinations.

# SITE PLAN

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# BIRDSEYE AERIAL

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# PROPERTY PHOTOS

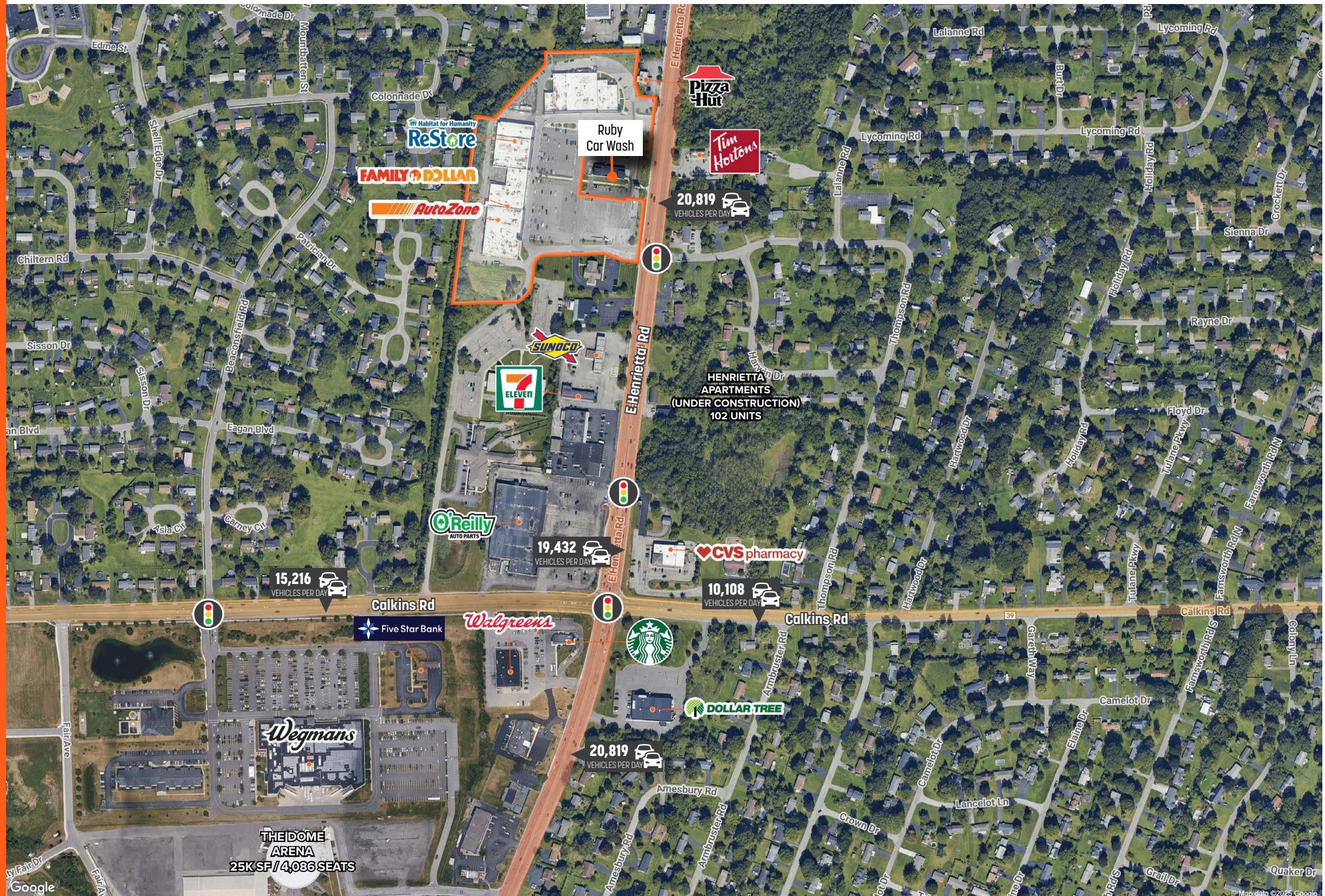
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# SITE AERIAL

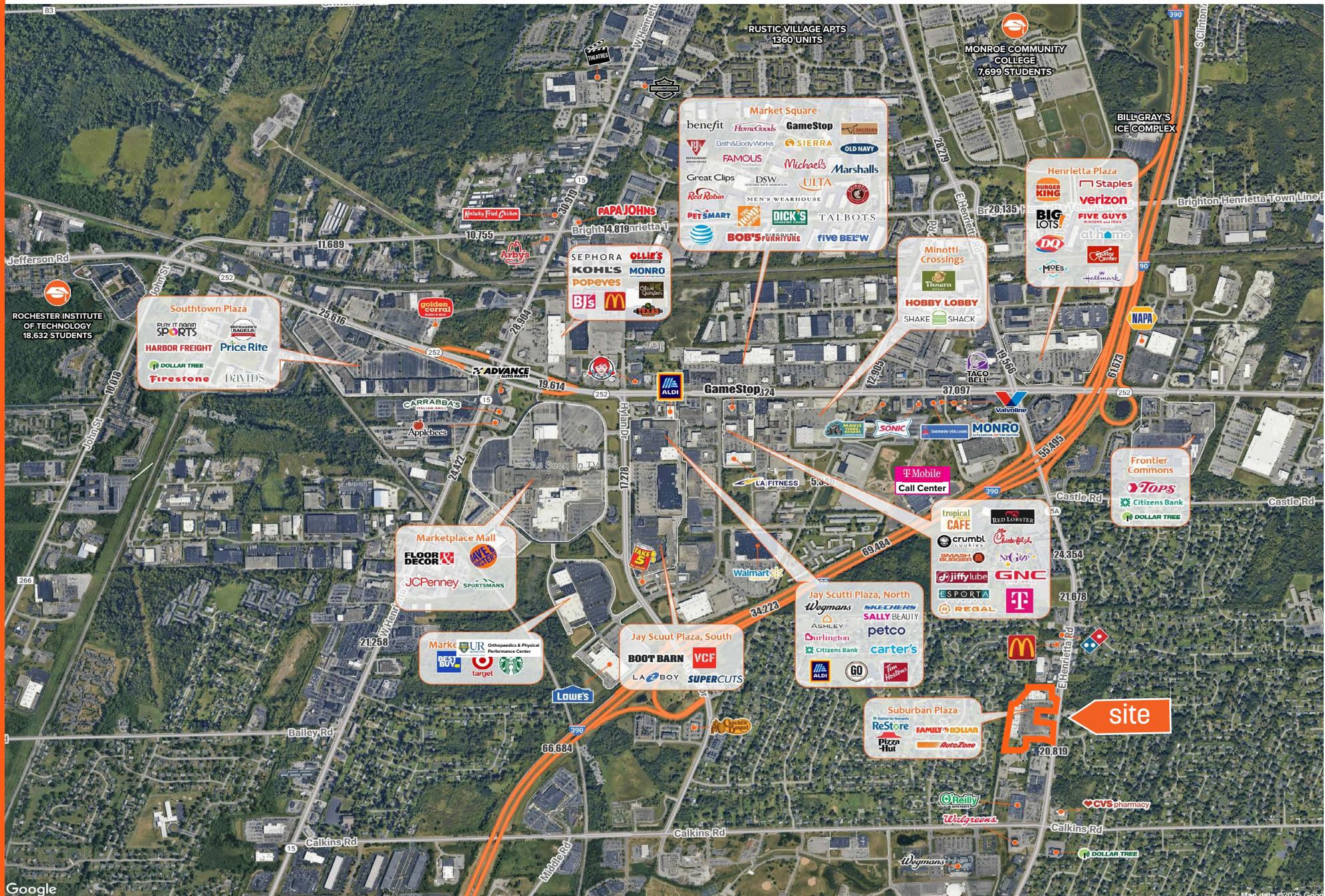
113 Towne Centre Plaza | 2199 E Henrietta Rd, Rochester, NY 14623



# MARKET AERIAL

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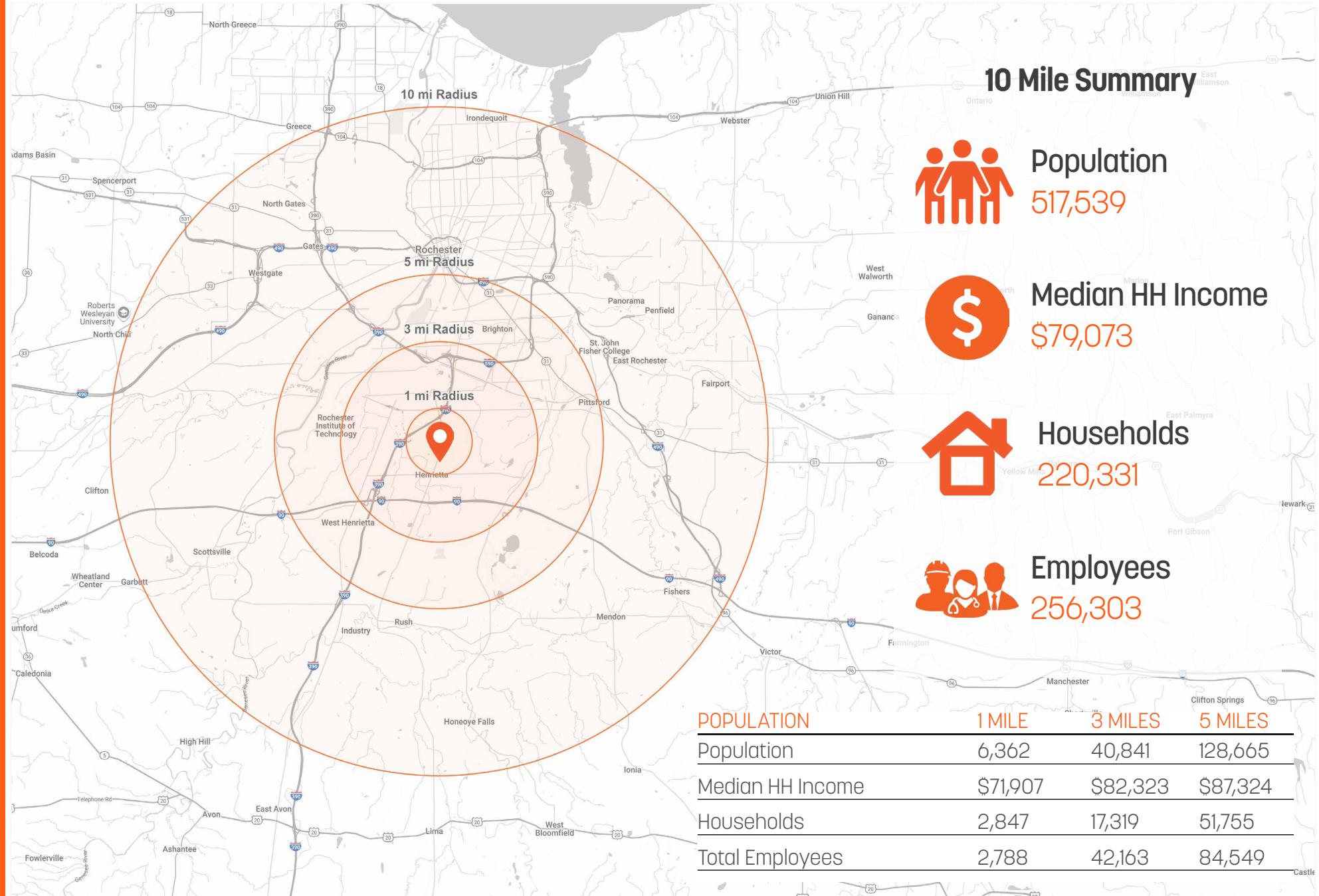
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# DEMOCRAPHICS SUMMARY

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# EXCLUSIVELY REPRESENTED BY

Towne Centre Plaza | 2199 E Henrietta Rd, Rochester, NY 14623



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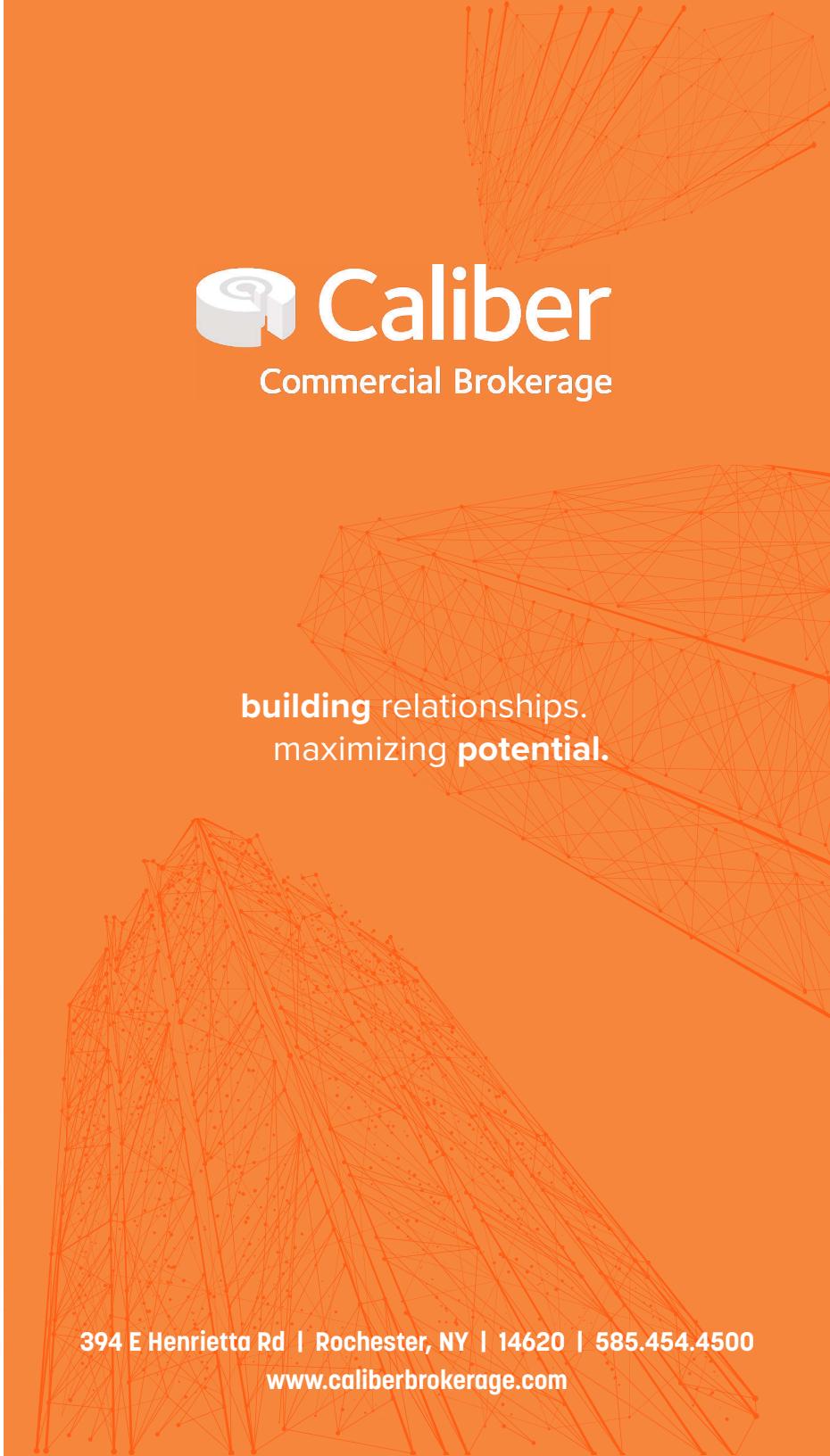


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