

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 27: 2,000 SF- In-line
- » Space 28: 21,455 SF- In-line
- » Space 29: 1,800 SF- In-line
- » Space 33A: 2,354 SF- Pad

PROPERTY HIGHLIGHTS

- » Excellent location directly off I-190 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:



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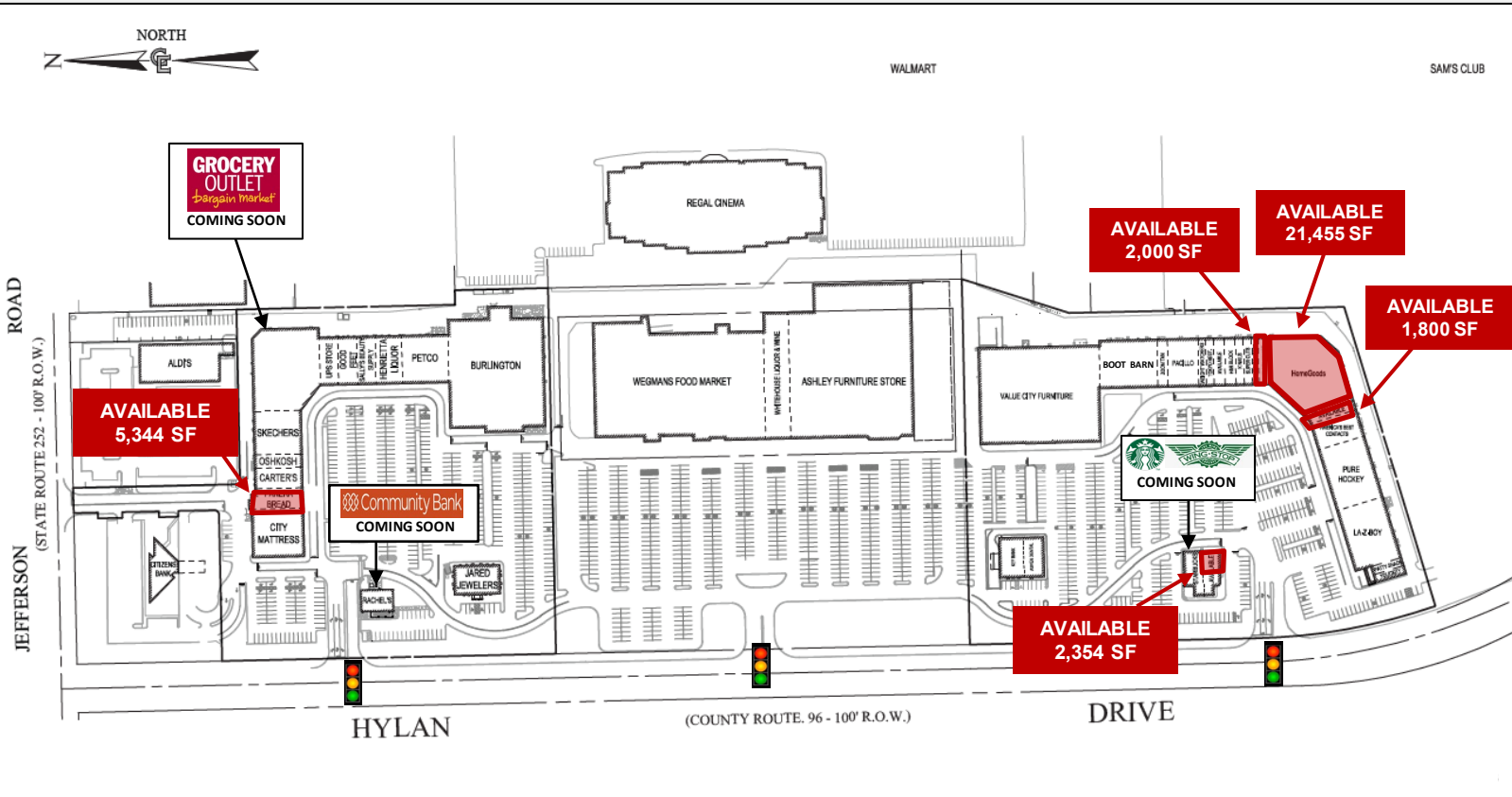
PRIME RETAIL FOR LEASE

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SITE PLAN



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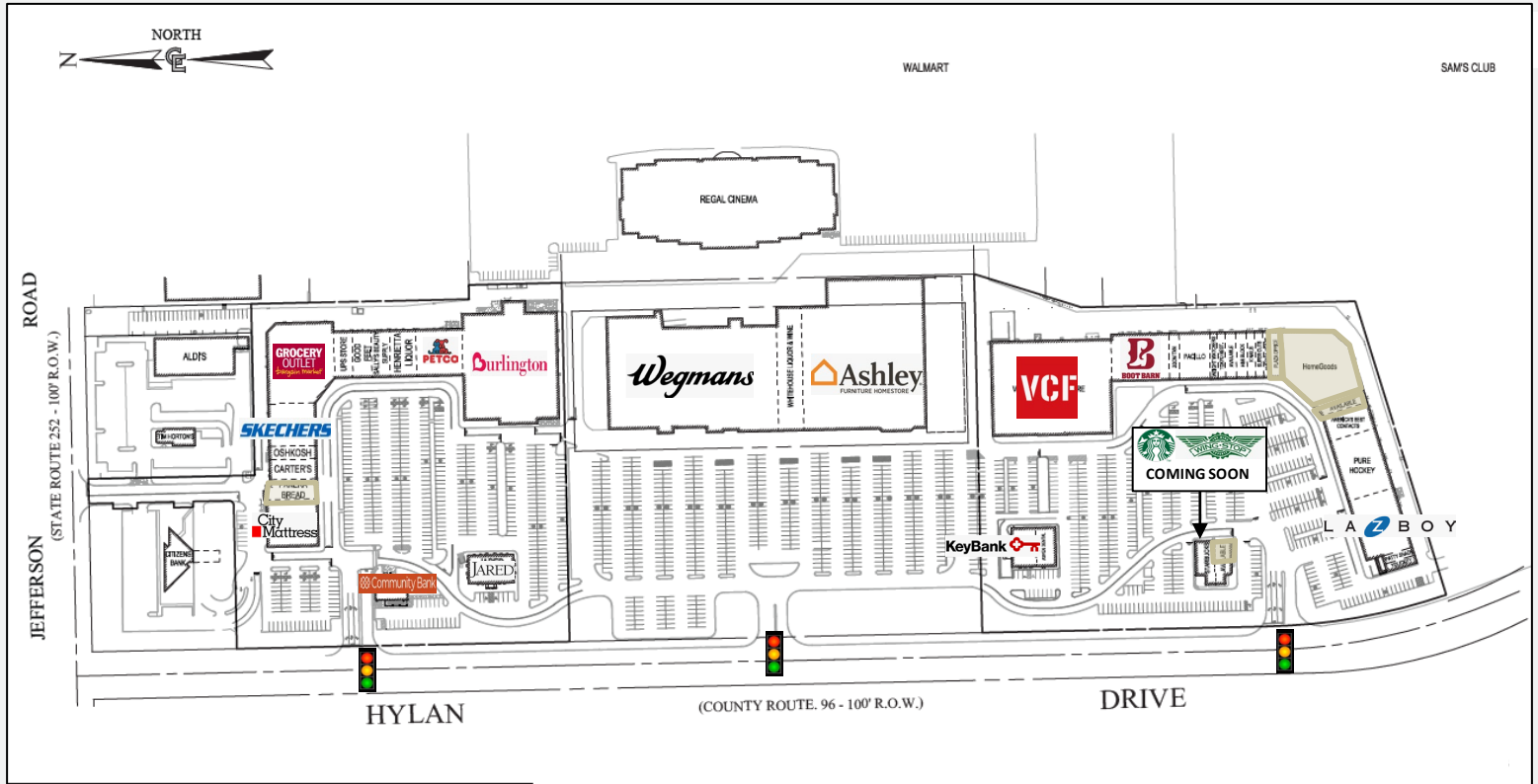
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SITE PLAN



Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
1	City Mattress	10,800	14	Jared Jewelers	5,856	27	AVAILABLE (Plaza Office)	2,000
2	AVAILABLE (former Panera Bread)	5,344	15	Community Bank Coming Soon	3,000	28	AVAILABLE (former HomeGoods)	21,455
3	Carter's	4,182	16	Value City Furniture	50,000	29	AVAILABLE (former Motherhood)	1,800
4	OshKosh	2,786	17	Boot Barn Coming Soon	12,000	30	Americas Best Contacts	3,600
5	Skechers	8,000	18	Zoom Tan	2,443	31	Pure Hockey (They would give back 6,400 SF)	14,400
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 Coming Soon	6,360
8	Hair Zoo	1,833	21	Japanese Tokyo Restaurant	1,300	33A	AVAILABLE (portion of former Uno's Restaurant)	2,354
9	Goodfeet	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	America Hears	1,286	38	Aspen Dental	3,500

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MARKET AERIAL



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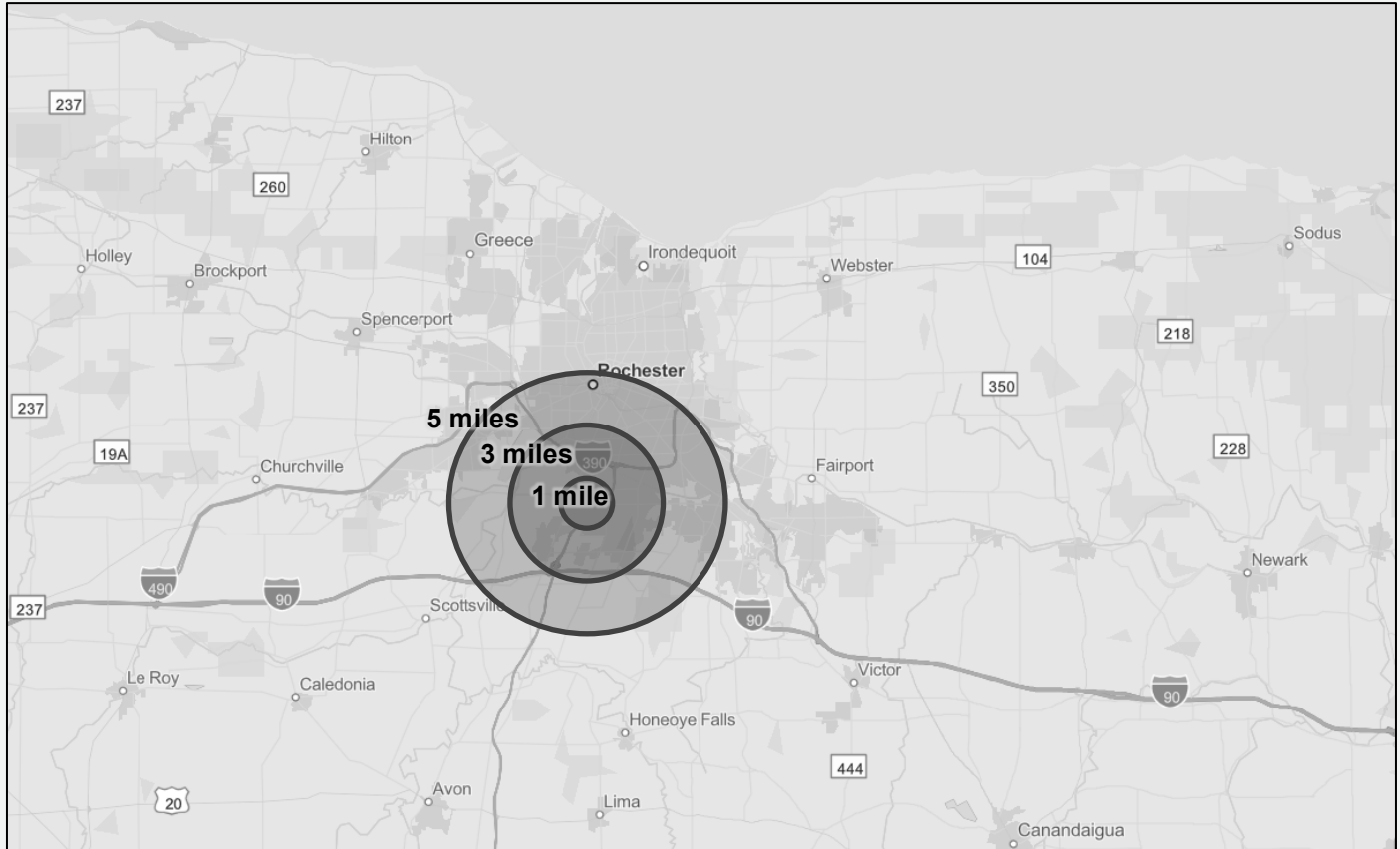
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DEMOGRAPHICS



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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