

544 Jefferson Road

Rochester (Henrietta), NY 14623



VENTURE
BROKERAGE GROUP



AVAILABLE OPPORTUNITY

- » 1.42-acre +/- Development Site Available
- » Ground Lease or Build to Suit Lease
- » Rare Opportunity for Development on Jefferson Rd

PROPERTY HIGHLIGHTS

- » Traffic light access via Jay Scutti Blvd
- » Prime location in the heart of the Henrietta retail corridor with major retailers including Wegmans, HomeGoods, Walmart Superstore and Target
- » High Traffic Counts: 26,712 VPD on Jefferson Rd
- » Excellent visibility/signage



FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS
Licensed Real Estate Broker
585.615.1102 (c)
Janell@VentureBrokerageGroup.com

PRIME HENRIETTA PAD SITE

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PROPERTY PHOTOS



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MARKET AERIAL



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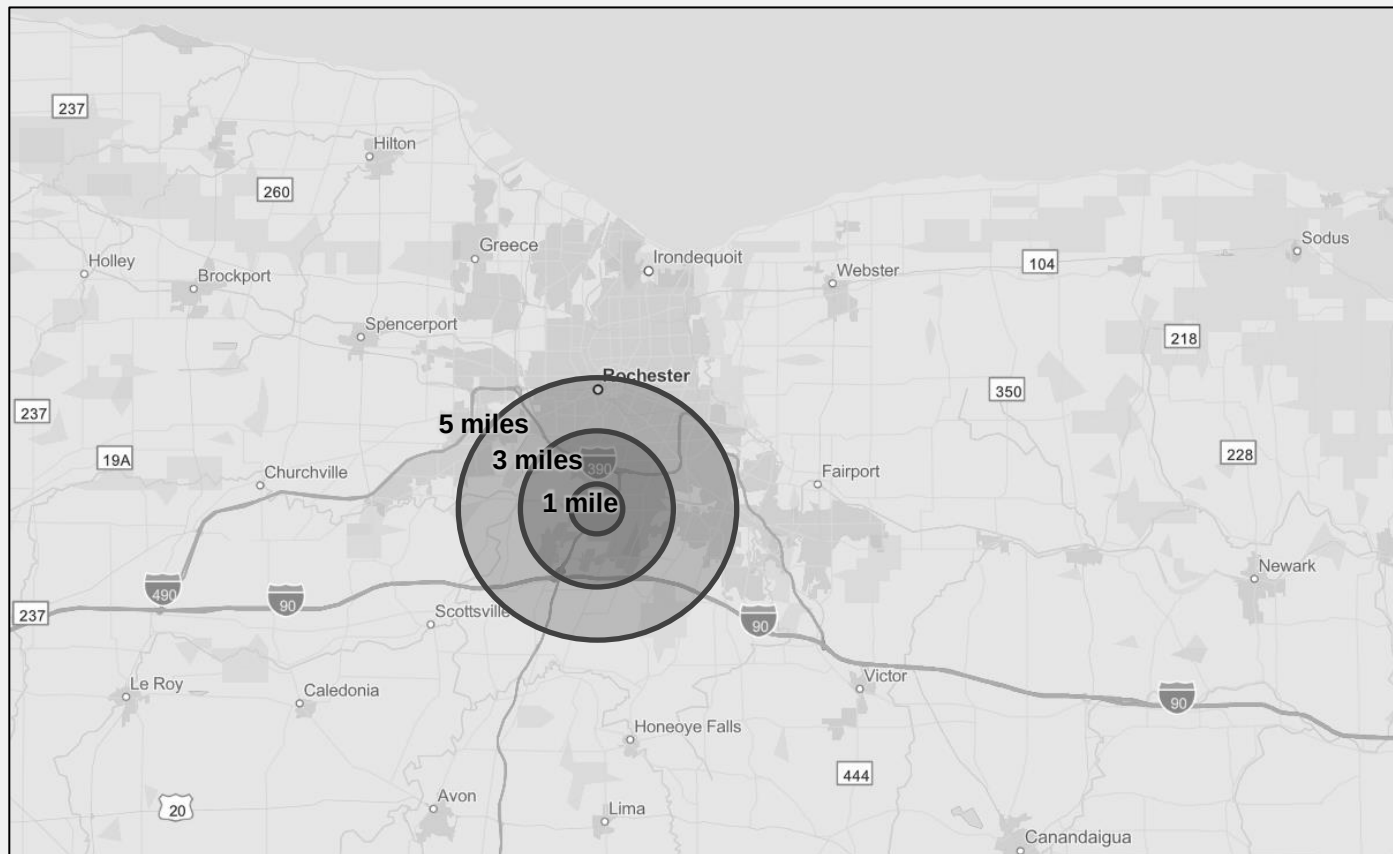
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DEMOGRAPHICS



DEMOGRAPHICS SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	2,930	49,803	168,288
Daytime Population	15,865	107,986	238,525
Households	1,558	18,041	70,407
Average Household Income	\$61,183	\$79,259	\$91,801

**3,410**
Businesses**118,065**
Employees**\$174,054**
Median Home Value**29.4**
Median Age

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