

HENRIETTA COMMONS

3150 West Henrietta Road
Rochester, NY 14623



PROPERTY DESCRIPTION

Henrietta Commons is located in the heart of Rochester, NY's busiest shopping corridor. Anchored by a massive Kohl's that drives consistent traffic to the shopping center, this Super Regional Center has cross-access with the adjoining shopping center, which includes Raymour & Flanigan and BJ's Wholesale Club. This location also benefits from close proximity to 390 and is across the street from Marketplace Mall.

LOCATION DESCRIPTION

This Super Regional Center is located in Henrietta, NY, on the corner of West Henrietta Road and Jefferson Road, in the heart of Rochester's largest and best-performing trade area. This trade area is home to an extensive number of national and local retailers that cater to all consumers and demographics, along with grocers, restaurants, hotels, and banks.

PROPERTY HIGHLIGHTS

- Endcap space
- Located on a bus Line
- 69,000 ADT on 390
- 30,000 ADT on Jefferson Road

SPACES	LEASE RATE	SIZE (SF)
Suite 5	Negotiable	3,431

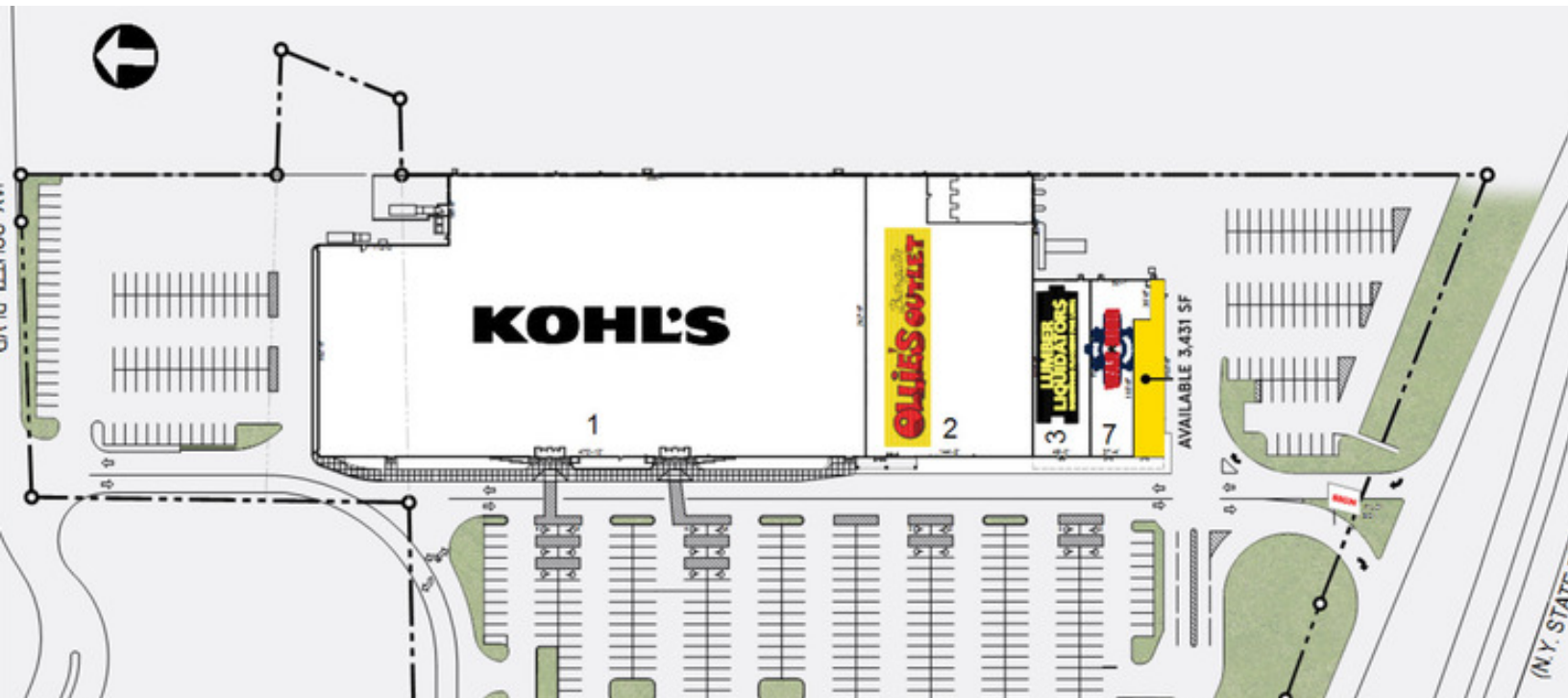


Brian Donovan
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NY #10491202934



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,431 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 5	Available	3,431 SF	NNN	Negotiable	Endcap space CAM/INS: \$2.32 PSF RE Taxes: \$1.70 PSF



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DEMOGRAPHICS	1 Mi.	2 Mi.	3 Mi.	10 Min.
Population				
2023 Estimated Population	1,636	17,890	50,005	67,042
2028 Projected Population	1,610	17,585	49,233	66,159
2020 Census Population	1,643	17,791	50,049	67,478
2010 Census Population	1,549	17,360	47,528	63,867
2023 Median Age	31.2	33.4	33.5	33.8
Households				
2023 Estimated Households	856	7,028	17,472	24,797
2028 Projected Households	840	6,859	17,064	24,294
2020 Census Households	851	6,941	17,289	24,700
2010 Census Households	747	6,425	16,271	23,067
Race and Ethnicity				
2023 Estimated White	57.4%	58.1%	50.0%	50.5%
2023 Estimated Black or African American	16.4%	12.0%	14.7%	18.7%
2023 Estimated Asian or Pacific Islander	20.5%	23.6%	29.8%	25.0%
2023 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%	0.2%
2023 Estimated Other Races	5.5%	6.1%	5.4%	5.7%
2023 Estimated Hispanic	4.8%	6.0%	5.1%	5.3%
Income				
2023 Estimated Average Household Income	\$45,836	\$67,728	\$77,322	\$83,714
2023 Estimated Median Household Income	\$38,286	\$58,198	\$62,742	\$67,330
2023 Estimated Per Capita Income	\$24,080	\$27,660	\$28,436	\$32,075
Education (Age 25+)				
2023 Estimated High School Graduate	24.2%	21.3%	20.8%	20.3%
2023 Estimated Some College	20.4%	13.9%	14.7%	15.5%
2023 Estimated Associates Degree Only	13.1%	11.7%	11.7%	10.9%
2023 Estimated Bachelors Degree Only	26.7%	26.7%	25.0%	23.9%
2023 Estimated Graduate Degree	9.9%	16.9%	19.4%	21.0%
2023 Estimated College Graduated	0.701	0.692	0.708	0.713
Business				
2023 Estimated Total Businesses	577	1,552	2,711	3,223
2023 Estimated Total Employees	8,352	28,887	56,892	64,922
2023 Estimated Employee Population per Business	14.5	18.6	21.0	20.1
2023 Estimated Residential Population per Business	2.8	11.5	18.4	20.8



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