

## URGENT CARE

2116 EAST HENRIETTA ROAD, Rochester, NY 14623



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$499,000
<b>LOT SIZE:</b>	0.344 Acres
<b>BUILDING SIZE:</b>	6,686
<b>RENOVATED:</b>	2011
<b>ZONING:</b>	B2
<b>MARKET:</b>	Greater Rochester
<b>SUBMARKET:</b>	Rochester
<b>PRICE / SF:</b>	\$74.63

## PROPERTY OVERVIEW

CUSTOM BUILT urgent care facility built in 2011. Built with exact precision using high end materials and finishes, this building will never be outdated! This state of the art building spared no detail. Turn key building offers any medical buyer a perfect design and ideal location. Floor plan offers ADA rooms and bathroom, private offices, break room, 11 exam rooms, reception area and nurses desk. New everything as of 2011. Prime location on highly trafficked road with plenty of visibility. 3,343 SqFt of the 6,686 SqFt is office space. Possibility of adding additional parking spots on property.

## PROPERTY HIGHLIGHTS

- Location
- Turn-key for any office or medical user
- Fully built out medical suites
- Built with top of the line materials
- Highly trafficked Road

KELLER WILLIAMS REALTY GREATER ROCHESTER  
2000 Winton Road South,  
Bldg 1, Ste 201  
Rochester, NY 14618

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OFFICE FOR SALE

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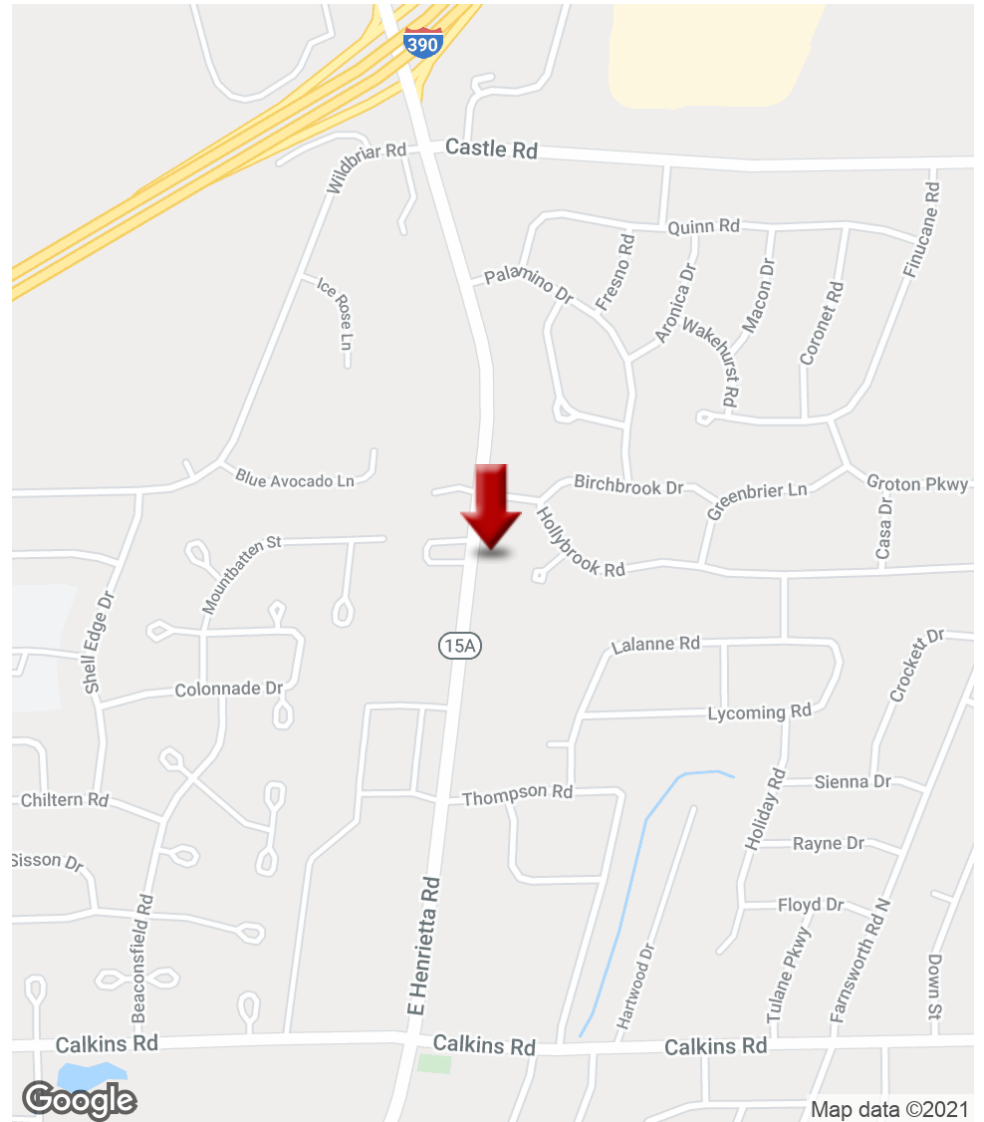
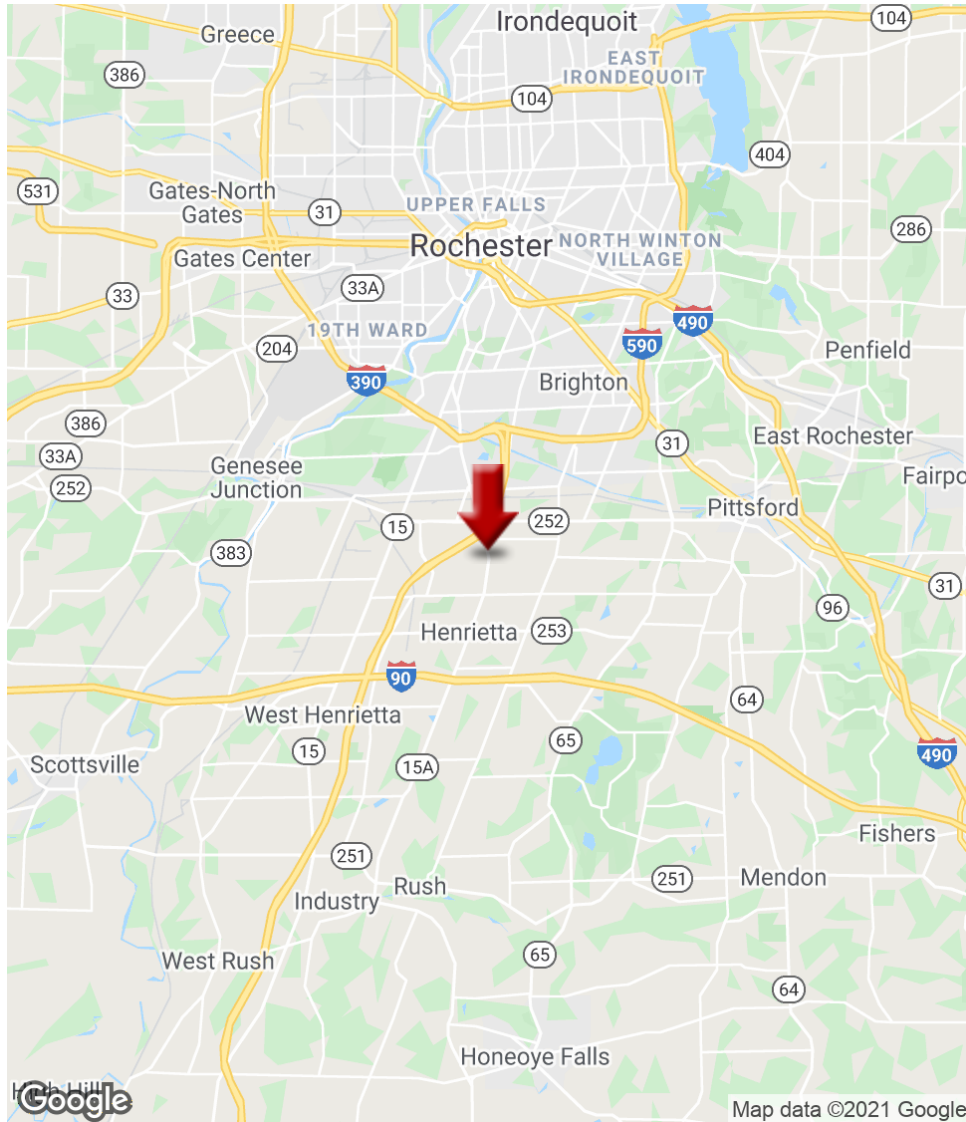
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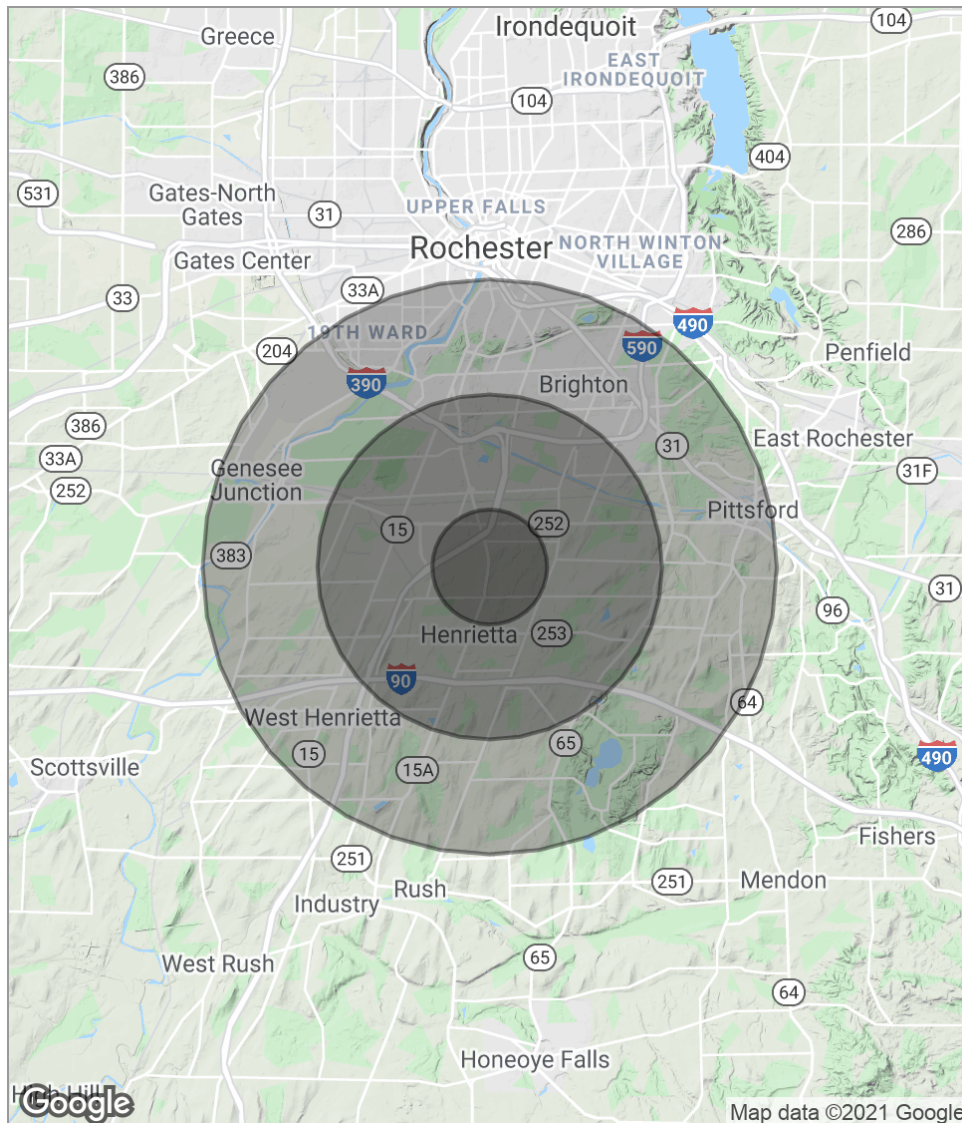
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,422	35,921	148,121
Median Age	38.3	37.9	35.0
Median Age (Male)	36.2	36.3	33.6
Median Age (Female)	40.4	39.6	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,664	13,788	56,642
# Of Persons Per HH	2.7	2.6	2.6
Average HH Income	\$66,100	\$66,855	\$65,769
Average House Value	\$165,581	\$169,310	\$191,095

\* Demographic data derived from 2010 US Census

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