

600 JEFFERSON ROAD

600 Jefferson Road
Rochester, NY 14623



RETAIL PROPERTY FOR LEASE



Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934



600 JEFFERSON ROAD

600 Jefferson Road
Rochester, NY 14623



PROPERTY DESCRIPTION

Up to 6,000 SF with a large parking field and pylon signage available for lease. The space can be sub-divided as necessary for credited tenants.

Located in Rochester's biggest and best trade area, this site has full access to Jefferson Road with two curb cuts on Jefferson, as well as access to two signalized intersections via cross-access with adjoining shopping centers.

LOCATION DESCRIPTION

Located on Jefferson Road, just a few hundred feet from the intersection of Jefferson and Jay Scutt Boulevard/Hylan Drive, Jefferson Road is the largest retail corridor in the Rochester MSA, with all major retailers located here. Notable national retailers include Target, Best Buy, Starbucks, Home Depot, Lowes, Wegmans, Red Lobster, Chick-fil-A, Hobby Lobby, Marshall's, Wendy's, McDonald's, ALDI, Panera, Burlington Coat Factory, At Home, Burger King, Staples, Dairy Queen, Five Guys, Taco Bell, and Red Robin.

PROPERTY HIGHLIGHTS

- Triple Net Lease
- Pylon Signage
- Part of Rochester MSA's biggest trade area
- Trade area pulls from entire MSA
- Signalized Intersection at Jay Scutti Blvd
- Close to I-390 highway

SPACES	LEASE RATE	SIZE (SF)
Suite 2	Negotiable	4,003
Suite 4	Negotiable	3,473



Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934



600 JEFFERSON ROAD

600 Jefferson Road
Rochester, NY 14623



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 2	Available	4,003 SF	NNN	Negotiable	Taxes \$2.04 / Ins \$0.57 / CAM \$2.46
Suite 4	Available	3,473 SF	NNN	Negotiable	Taxes \$2.04 / Ins \$0.57 / CAM \$2.46



Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934



600 JEFFERSON ROAD

600 Jefferson Road
Rochester, NY 14623



Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934



600 JEFFERSON ROAD

600 Jefferson Road
Rochester, NY 14623



Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934



600 Jefferson Road
Rochester, NY 14623



Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934



600 JEFFERSON ROAD

600 Jefferson Road
Rochester, NY 14623



DEMOGRAPHICS	1 MI	2 MI	3 MI	10 MIN
Population				
2022 Estimated Population	2,564	18,785	51,498	66,429
2027 Projected Population	2,521	18,520	50,775	65,590
2020 Census Population	2,527	18,605	51,765	66,921
2010 Census Population	2,438	18,140	49,434	62,937
2022 Median Age	32.5	34.9	34.7	36.4
Households				
2022 Estimated Households	1,170	7,409	18,280	25,425
2027 Projected Households	1,144	7,259	17,918	24,970
2020 Census Households	1,149	7,340	18,293	25,481
2010 Census Households	1,105	6,753	17,368	23,340
Race and Ethnicity				
2022 Estimated White	60.2%	60.6%	53.1%	60.4%
2022 Estimated Black or African American	12.0%	11.6%	12.1%	10.8%
2022 Estimated Asian or Pacific Islander	20.5%	21.5%	29.3%	22.9%
2022 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.2%	0.2%
2022 Estimated Other Races	7.0%	6.0%	5.4%	5.8%
2022 Estimated Hispanic	6.4%	5.7%	5.0%	5.1%
Income				
2022 Estimated Average Household Income	\$60,931	\$55,179	\$68,014	\$77,794
2022 Estimated Median Household Income	\$43,042	\$54,748	\$61,147	\$70,675
2022 Estimated Per Capita Income	\$28,161	\$22,705	\$25,480	\$30,642
Education (Age 25+)				
2022 Estimated High School Graduate	18.8%	23.6%	20.2%	18.5%
2022 Estimated Some College	18.2%	14.8%	15.3%	14.3%
2022 Estimated Associates Degree Only	6.2%	11.0%	11.1%	10.6%
2022 Estimated Bachelors Degree Only	27.5%	23.2%	23.8%	24.8%
2022 Estimated Graduate Degree	20.9%	17.1%	21.1%	23.7%
2022 Estimated College Educated	72.8%	66.1%	71.3%	73.4%
Business				
2022 Estimated Total Businesses	662	1,780	2,896	3,320
2022 Estimated Total Employees	11,049	35,724	68,273	76,990
2022 Estimated Employee Population per Business	16.7	20.1	23.6	23.2
2022 Estimated Residential Population per Business	3.9	10.6	17.8	20.0



Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934

