



Retail Sites For Sale

300 Kenneth Dr., Rochester, NY 14623



eXp Commercial | 165 Broadway Suite 23rd Floor | New York, NY 10006 |

Michael Conroy

585.735.7739

michaelconroyrealty@gmail.com

Richard Rock

585.217.7800

richard.rock7800@gmail.com

LAND FOR SALE | PRIME DEVELOPMENT OPPORTUNITY!

300 Kenneth Dr., Rochester, NY 14623



Offering Summary

| | |
|----------------|-------------------------|
| Sale Price: | \$550,000 |
| Lot Size: | 6.5 Acres |
| Zoning: | Industrial / Commercial |
| Market: | Rochester |
| Submarket: | Henrietta |
| Traffic Count: | 25,604 |

Property Overview

PRIME DEVELOPMENT OPPORTUNITY! Introducing 300 Kenneth Dr., Rochester, NY 14623, a remarkable property offering endless potential. This expansive 6.5-acre land parcel is now available for sale, priced between \$550,000 and \$1,000,000. Nestled in the thriving market of Rochester, this site presents a golden opportunity for investors seeking a prime location for their next venture. Situated in the sought-after submarket of Henrietta, this property boasts high visibility and excellent accessibility to major highways. With a traffic count of 25,604 and being less than a mile from NYS Thruway (Rt 190), this site guarantees a steady flow of potential customers. Notably, the property features a shovel-ready approved out parcel with a drive-thru for a QSR, spread across approximately 1.66 acres and offered at \$1M. In addition, there are approximately 1.375 acres available at \$400K per acre, perfect for a range of commercial uses. With industrial zoning, this property invites a wide array of possibilities, including banks, convenience stores, retail outlets, restaurants, and more. The presence of a new Taco Bell and a Marriott hotel on this growing site adds to its allure. Don't miss the chance to capitalize on this incredible investment opportunity. Discover the limitless potential of 300 Kenneth Dr. and make your mark in the thriving Rochester market. Act now before this prime development opportunity slips away!

Property Highlights

- Shovel Ready Approved Outparcel w/ drive-thru ±1.0 Acres
- Great visibility from Highway I-390 and Lehigh Station Road

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LAND FOR SALE | NOW OPEN!

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FOR SALE | COMING SPRING OF 2024!

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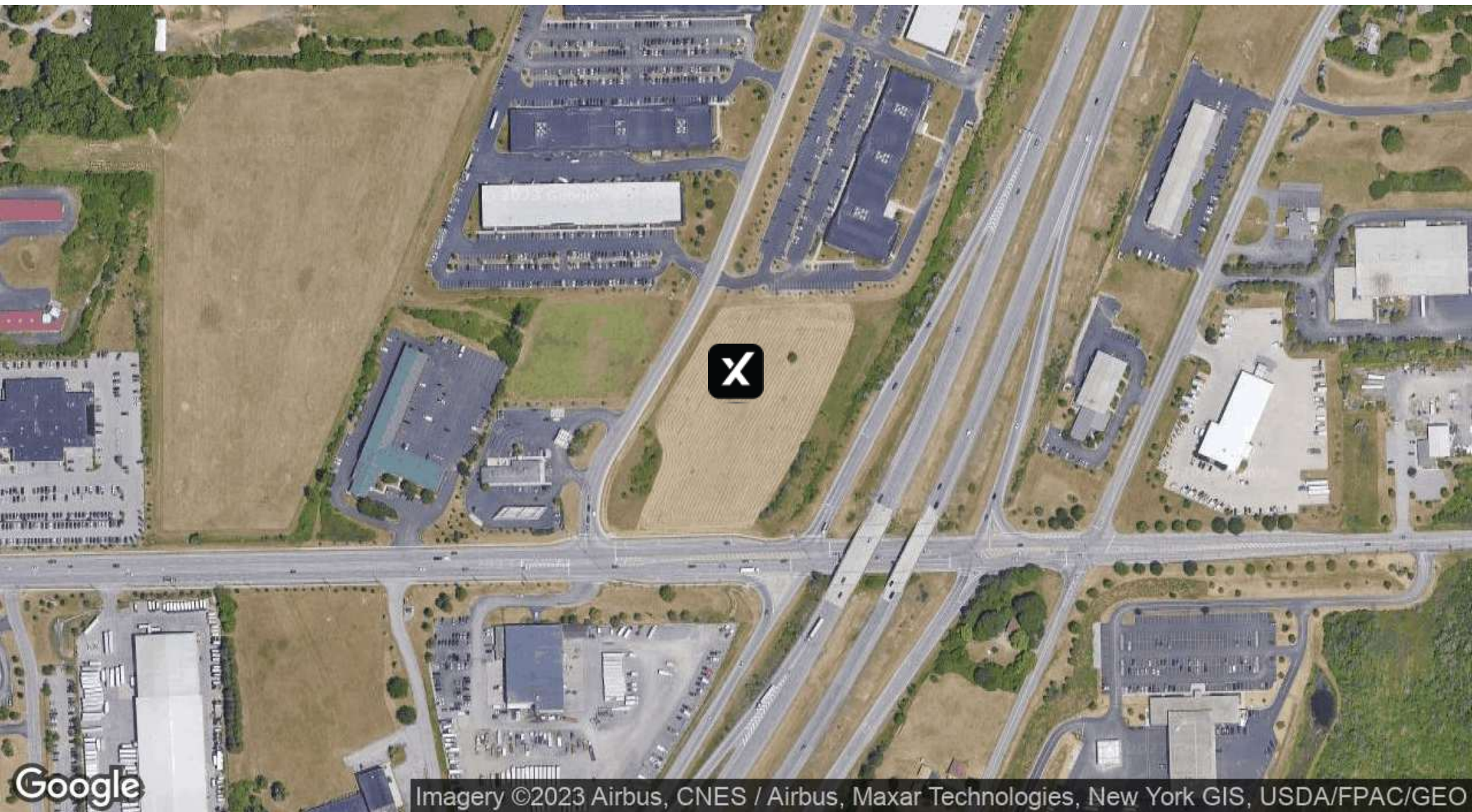
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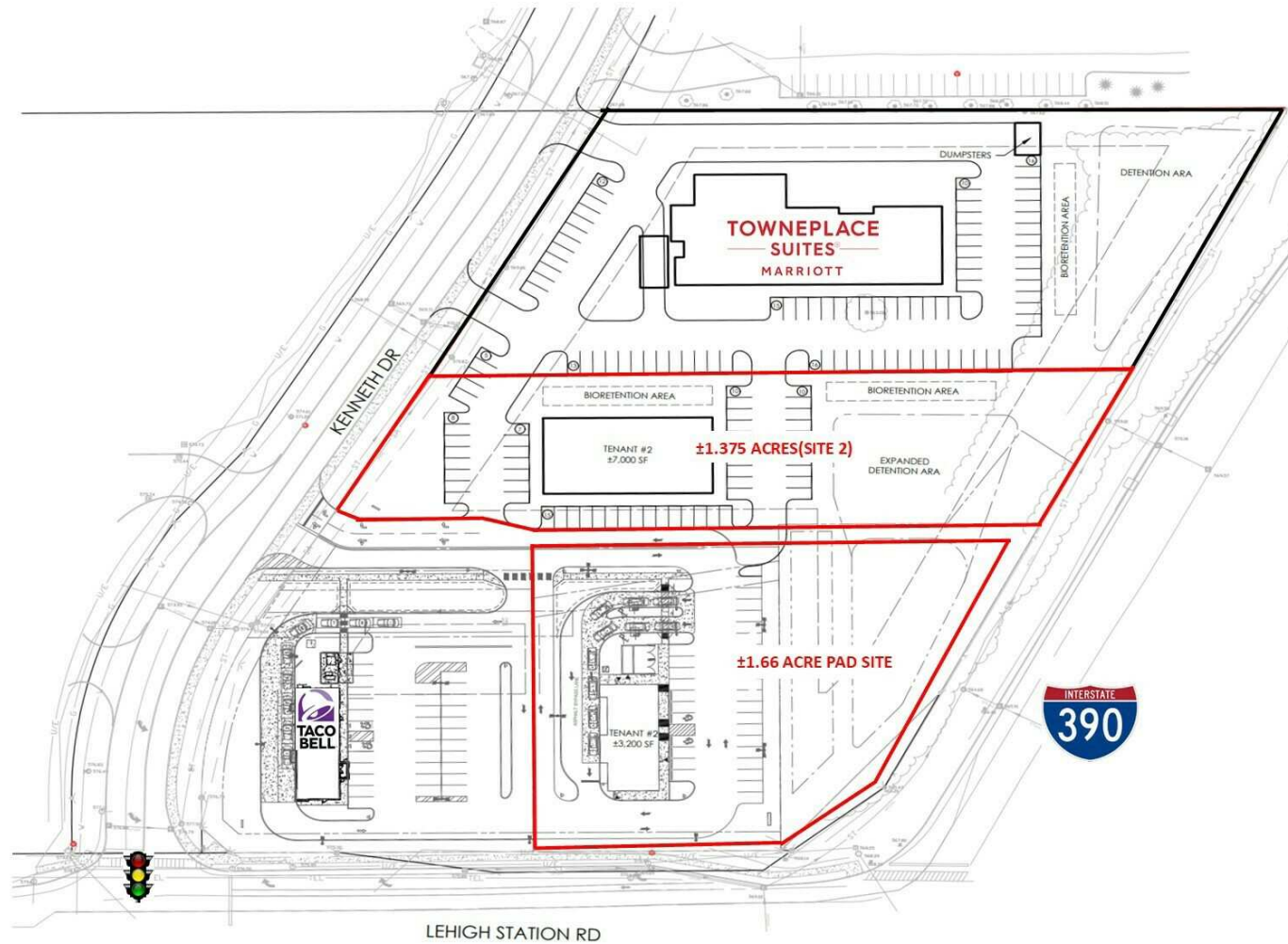
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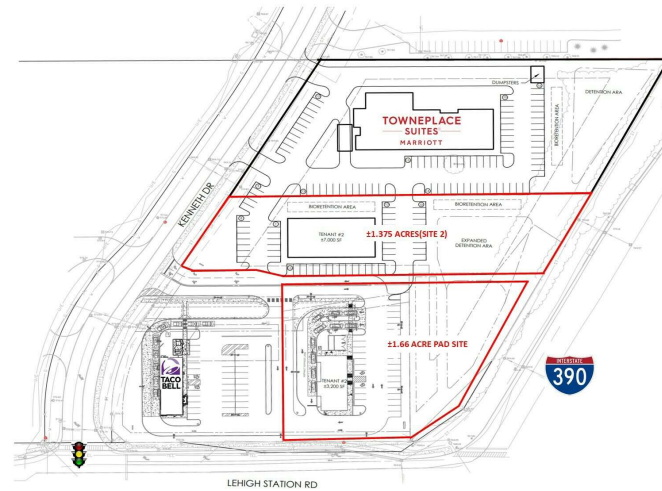
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| # of Lots 2 | | Total Lot Size 1.375 Acres | | Total Lot Price \$550,000 | | Best Use Retail | |
|-------------|------------|----------------------------|-------------|--------------------------------------|--|-----------------|--|
| Status | Sub-Type | Size | Price | Zoning | | | |
| Pending | Retail-Pad | 1.66 Acres | \$1,000,000 | Commercial / Industrial | | | |
| Available | Retail | 1.375 Acres | \$550,000 | Commercial / Industrial | | | |
| Unavailable | Retail-Pad | 1.176 Acres | N/A | Taco Bell | | | |
| Sold | Retail | 2.719 Acres | \$1,087,600 | Approved Townplace Suite by Marriott | | | |

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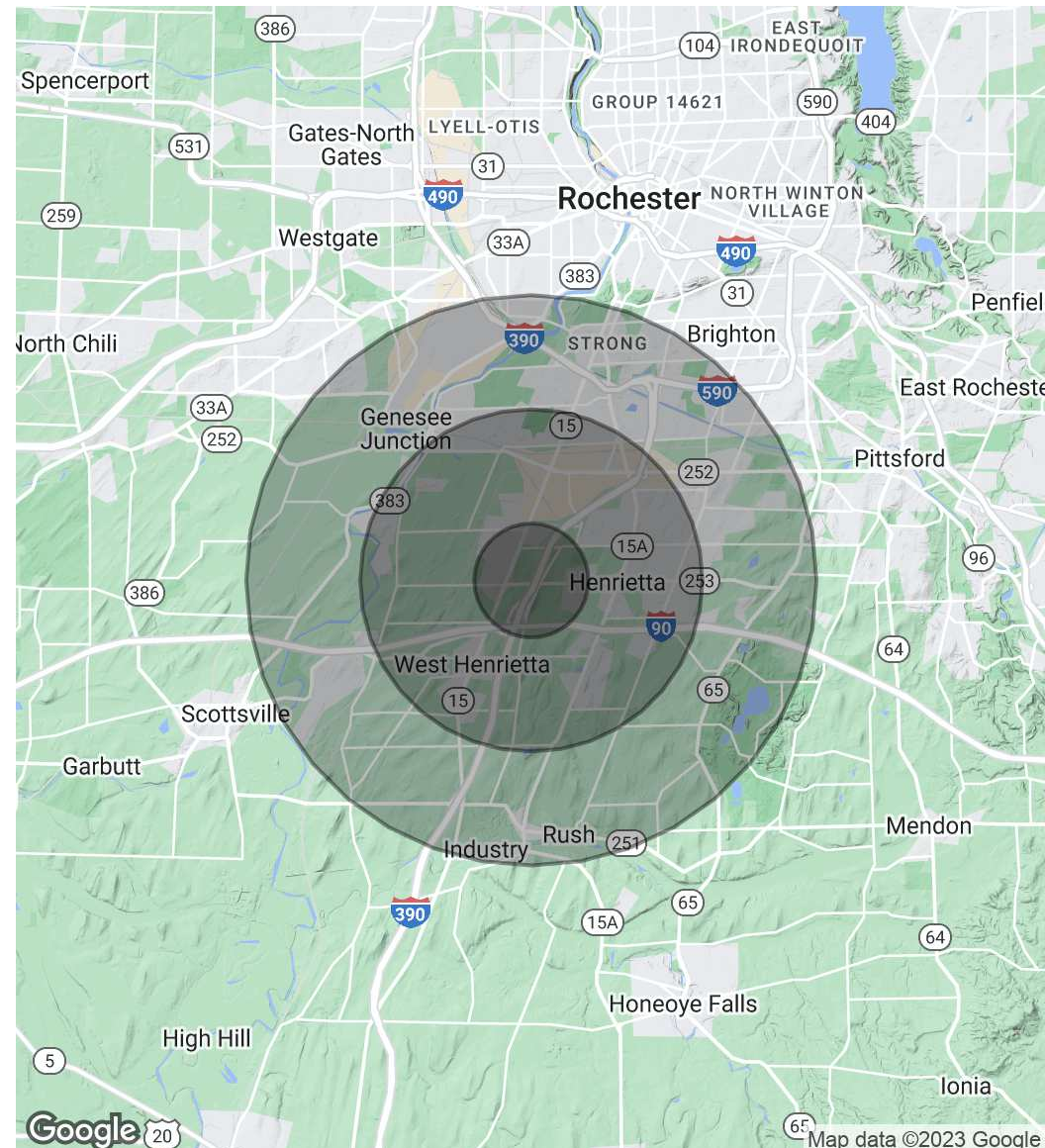
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| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|------------|-----------|-----------|
| Total Population | 3,598 | 22,533 | 70,368 |
| Average Age | 41.1 | 38.1 | 37.3 |
| Average Age (Male) | 39.0 | 37.2 | 36.2 |
| Average Age (Female) | 41.6 | 39.0 | 38.4 |
| | | | |
| Households & Income | 1 Mile | 3 Miles | 5 Miles |
| Total Households | 1,523 | 9,808 | 27,940 |
| # of Persons per HH | 2.4 | 2.3 | 2.5 |
| Average HH Income | \$68,945 | \$62,196 | \$77,525 |
| Average House Value | \$417,380 | \$264,156 | \$263,641 |
| | | | |
| Traffic Counts | | | |
| Lehigh Station Rd | 25,604/day | | |

* Demographic data derived from 2020 ACS - US Census



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300 Kenneth Dr., Rochester, NY 14623



Michael Conroy

Associate Real Estate Broker

C: 585.802.3327

michaelconroyrealty@gmail.com

NY #10301218830



Richard Rock

Associate Real Estate Broker

C: 585.217.7800

richard.rock7800@gmail.com

NY #30R01055945

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585.735.7739

michaelconroyrealty@gmail.com

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