



FOR LEASE

Development Site / Build to Suit

2758 W Henrietta Rd, Rochester, NY 14623

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

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Offering Summary

Sale Price:	\$690,000
Lease Rate:	\$75,000.00 per year (NNN)
Available SF:	1.1 Acres
Lot Size:	1.1 Acres
Zoning:	COMMERCIAL
Market:	Rochester
Submarket:	Henrietta
Traffic Count:	32,274

Property Overview

Development Opportunity! Located at 2758 W Henrietta Rd, Rochester, NY 14623, this prime development site presents an incredible opportunity for sale or lease. Spread across a generous 1.1-acre lot; this property offers immense potential for your next venture. Whether you're looking to purchase or secure a lease, this site is perfect for a build-to-suit project. The prior structure has been cleared, with the original foundation still intact. This allows for a seamless transition to bring your vision to life. Situated in the desirable town of Brighton on West Henrietta Road, near Brighton Henrietta Town Line Road, this property boasts excellent exposure. With an impressive annual average daily traffic count of 32,274 vehicles on West Henrietta Road, your business will benefit from high visibility and an abundance of potential customers. Don't miss out on this rare opportunity to shape your business in one of Rochester's key markets.

Property Highlights

- +/- 1.1 acre lot
- Development Opportunity
- Annual Average Daily Traffic count of 32,274 vehicles on West Henrietta Rd

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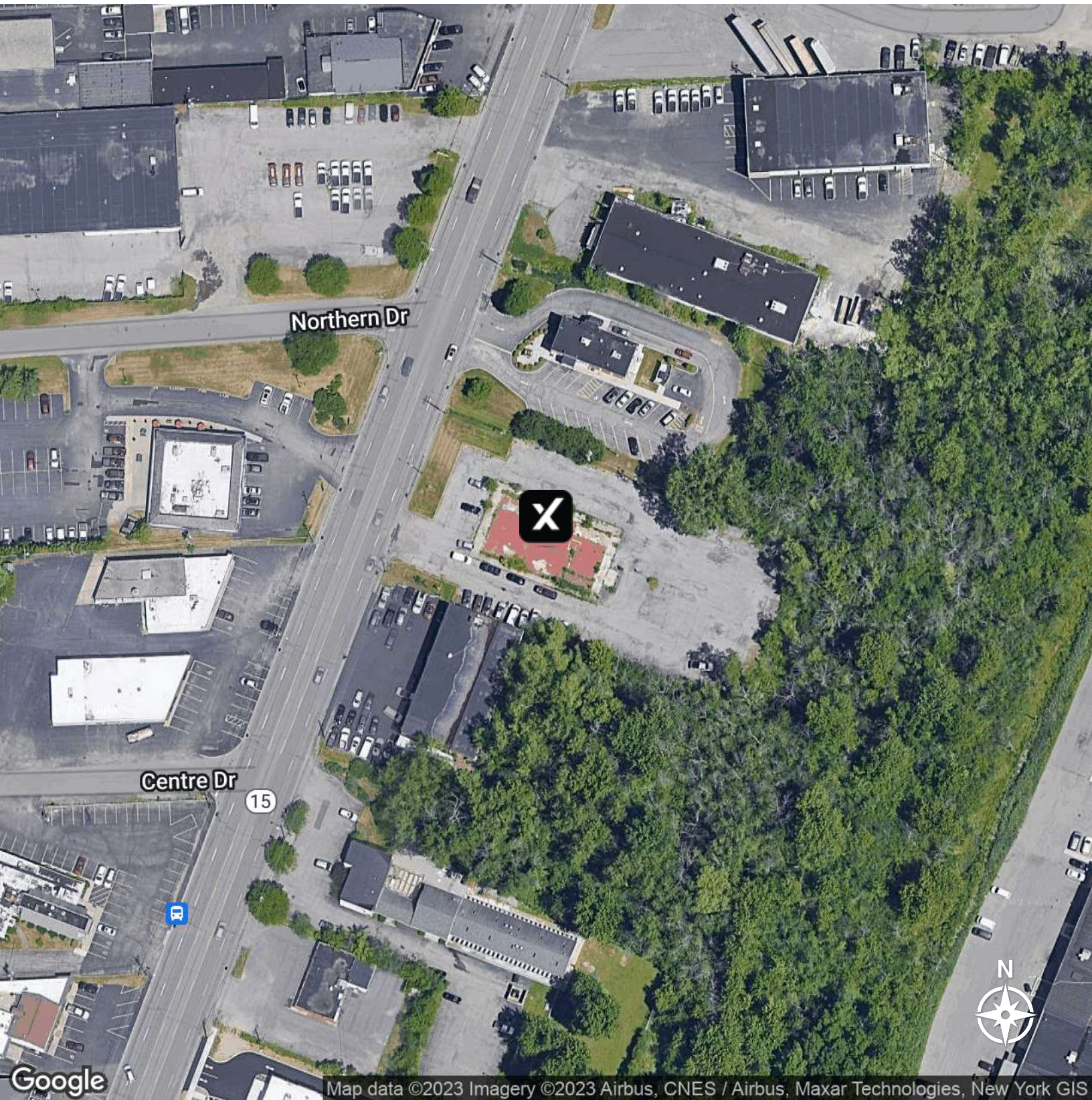
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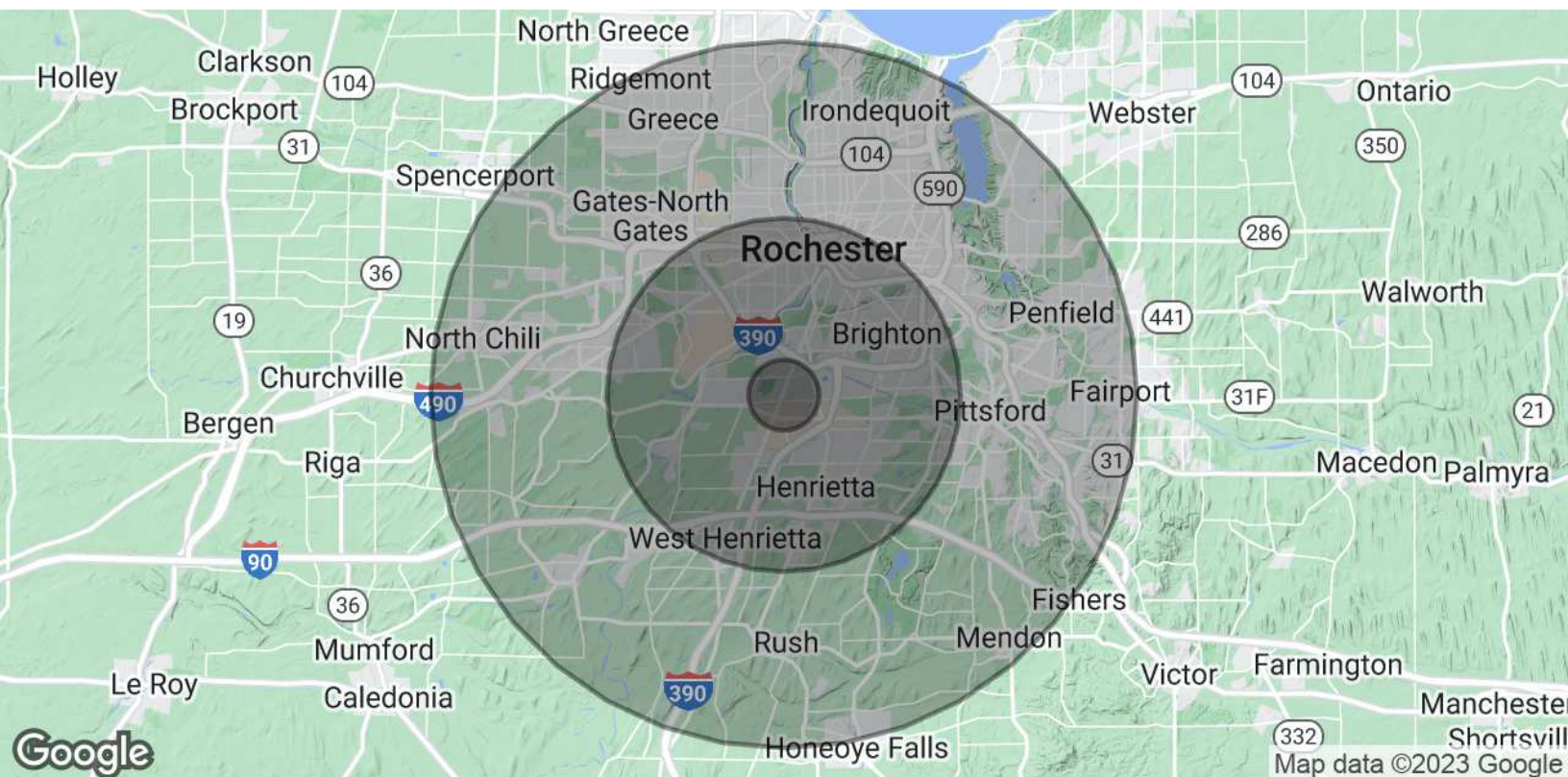
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Population	1 Mile	5 Miles	10 Miles
Total Population	3,368	202,809	627,256
Average Age	30.1	32.8	36.4
Average Age (Male)	27.2	31.8	34.8
Average Age (Female)	34.0	34.0	38.0
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,304	77,300	248,564
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$48,112	\$51,805	\$59,955
Average House Value	\$123,222	\$148,552	\$164,541

* Demographic data derived from 2020 ACS - US Census

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