



PRIME RETAIL SPACE

2973 W Henrietta Rd, Rochester, NY 14623



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

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Richard Rock

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FOR LEASE | PRIME RETAIL SPACE

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Offering Summary

Lease Rate:	Negotiable
Building Size:	6,050 SF
Available SF:	Fully Leased
Lot Size:	1.3 Acres
Year Built:	1967
Renovated:	2006
Zoning:	B-1 Districts
Market:	Rochester
Traffic Count:	32,725

Property Overview

****Please do not approach Business or Owner****

A MUST-SEE!! Prime retail space on West Henrietta Road across the street from the New Delta Sonic Expansion. This space has an open floor plan, 10-foot ceilings, and a storage/warehouse area in the rear. The property has a brand new parking lot and provides ample parking for employees and customers. Relocate or open your business in a location with an average daily traffic count of 32,725 cars a day, large signage, curb appeal, and great visibility,

In addition to all the features and benefits of this location, it also provides easy access to Interstate 390 & 490, 3 1/2 miles away from the NYS Thruway, and 4 1/2 miles away from the Greater Rochester International Airport!

Property Highlights

- Easy access to Interstates I390, I490, and I90
- High Traffic Counts
- Ample Parking
- Great visibility
- New Parking Lot!

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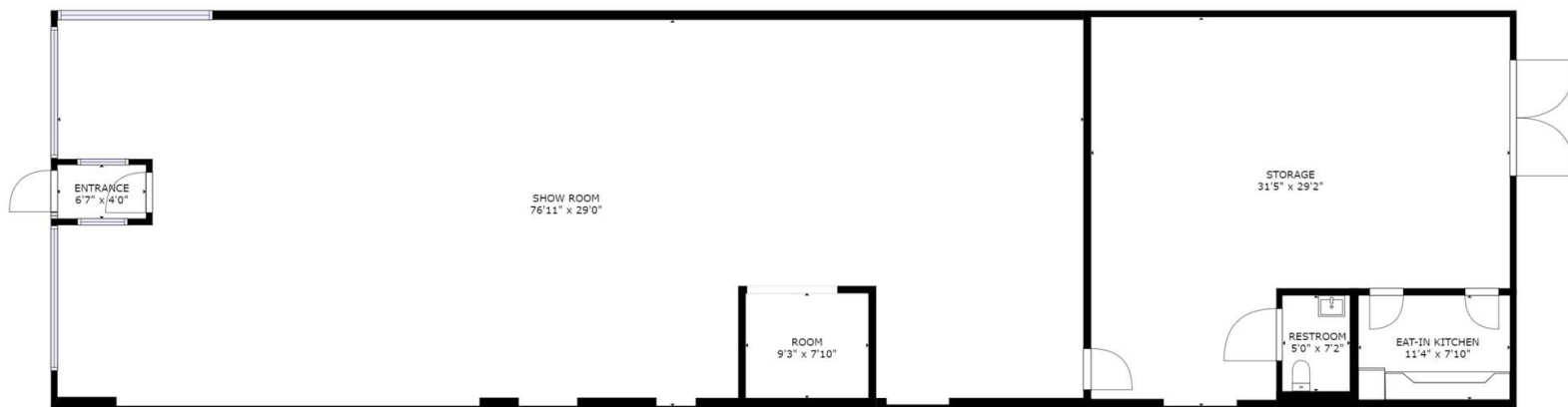
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FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 3128 sq. ft
TOTAL: 3128 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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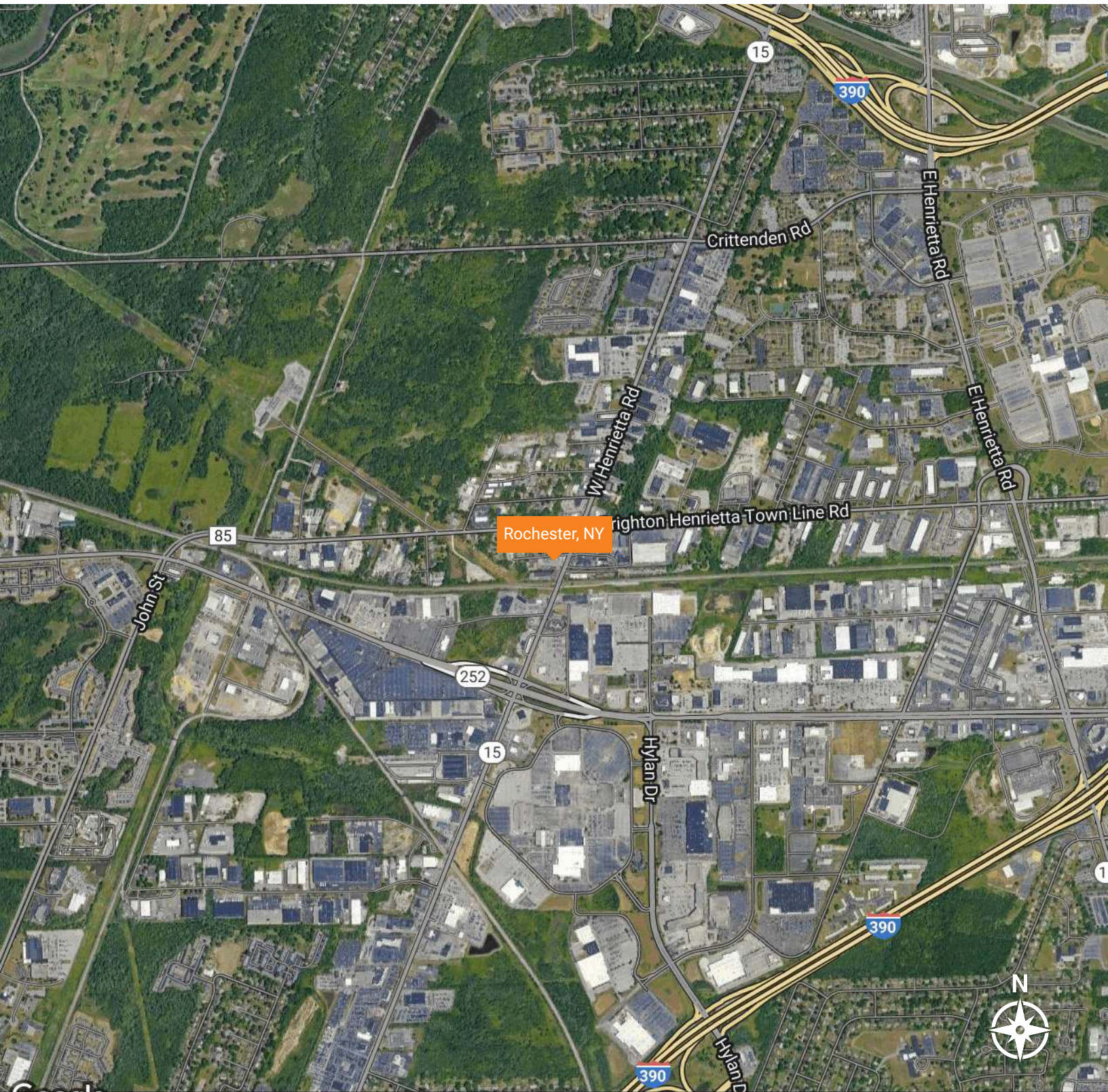
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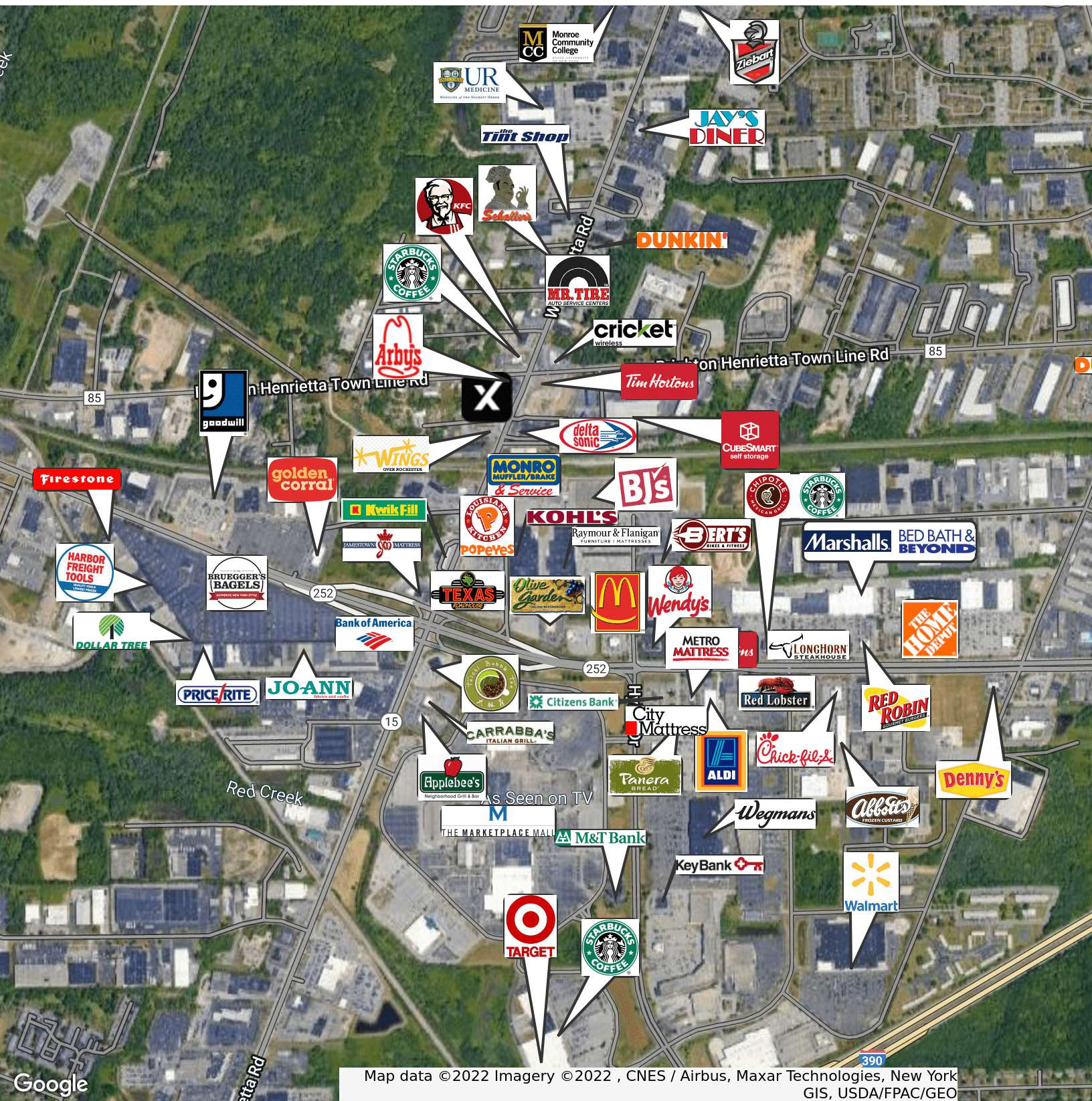
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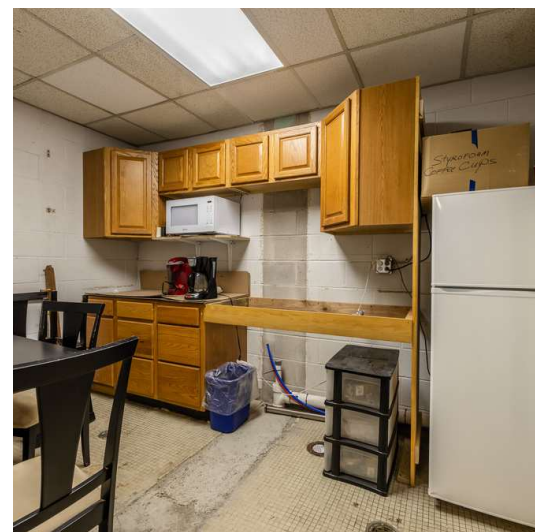
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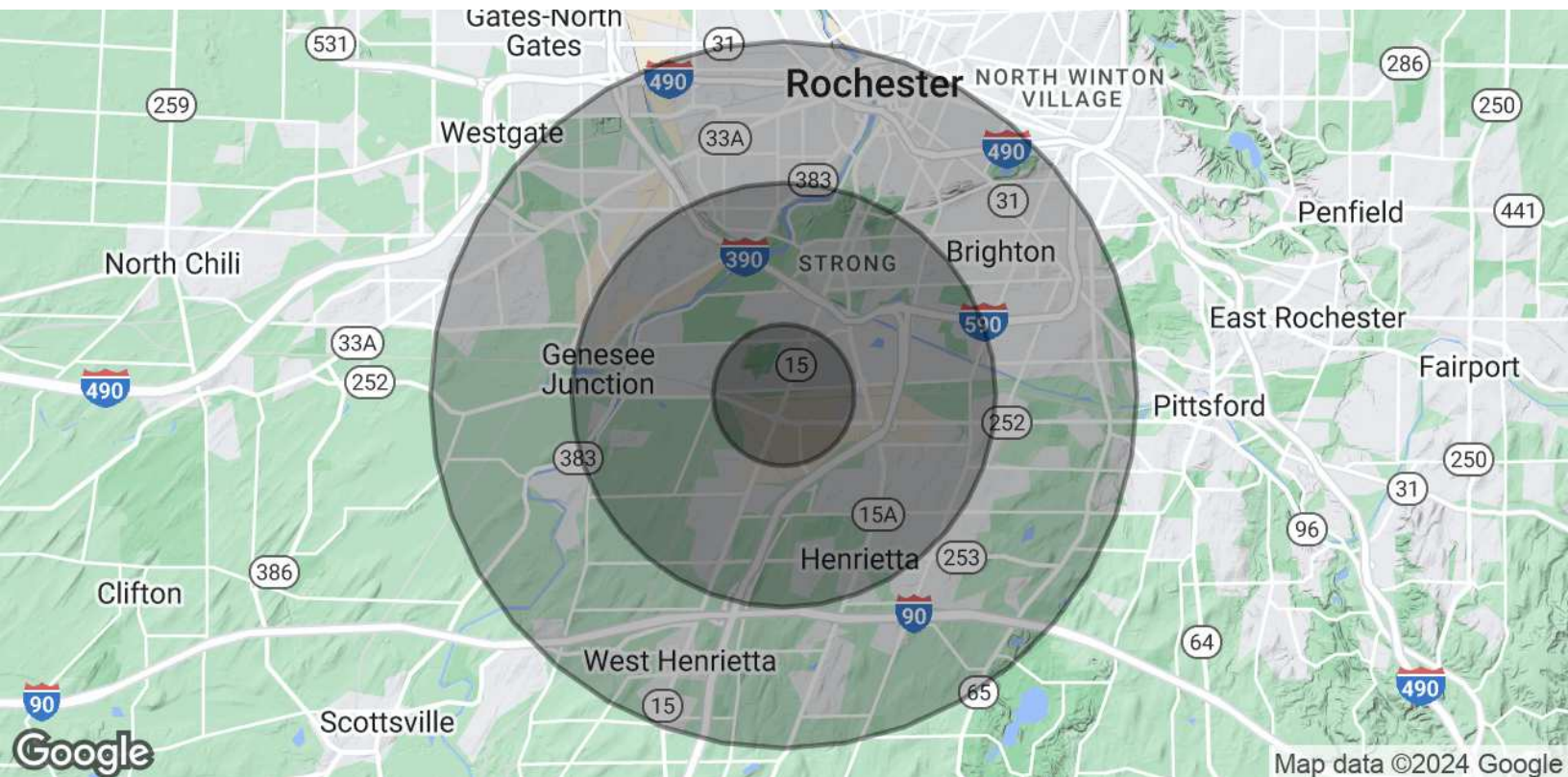
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Population	1 Mile	3 Miles	5 Miles
Total Population	3,522	51,357	188,792
Average Age	29.2	30.4	33.0
Average Age (Male)	26.8	28.6	31.9
Average Age (Female)	32.7	32.4	34.2
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,321	16,334	70,355
# of Persons per HH	2.7	3.1	2.7
Average HH Income	\$48,991	\$50,914	\$51,747
Average House Value	\$123,593	\$139,293	\$143,903

* Demographic data derived from 2020 ACS - US Census

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