

# SOUTH TOWN PLAZA PAD SITES

3333 W Henrietta Road  
Rochester, NY 14623



**FOR SALE OR LEASE**  
2,899 SF  
FORMER BANK BRANCH  
DRIVE-THRU

**FOR SALE OR LEASE**  
4,309 SF  
FORMER BANK BRANCH  
DRIVE-THRU

**JEFFERSON RD 21,917 AADT**

## LOCATION DESCRIPTION

Located at the signalized intersection of West Henrietta Road and Jefferson Road, just 3 minutes from the off-ramps on I-390, consumers can easily reach the plaza. This busy intersection sees 21,917 daily cars who can access the South Town Plaza from multiple signalized entrances. As Rochester's oldest modern shopping center, this grocery-anchored power center enjoys name recognition and is surrounded by a diverse mix of big-box retailers and national chain restaurants as part of the Rochester, NY MSA's biggest and best trade area. Tenants in South Town enjoy high visibility and exposure along some of the area's major thoroughfares. More than 95% of suburban Rochester can reach South Town with a 15-minute drive, and the downtown Rochester area is located just 7 minutes away.

## PROPERTY DESCRIPTION

Two out parcels in front of South Town Plaza are available for lease or sale. Both units are former bank branches, and each have a drive-thru. Offering great visibility from the road and located next to the main entrance to the plaza, these pad sites are perfect for cannabis dispensaries, banking institutions, or QSR concepts.

## PROPERTY HIGHLIGHTS

- Excellent sites for cannabis dispensaries
- Three colleges (41,00+ students) within three miles
- Signalized Intersection with Dedicated Turn Lane
- Bus Line
- Freeway Visibility
- Massive Pylon Sign



**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934





# SOUTH TOWN PLAZA

3333 W Henrietta Road  
Rochester, NY 14623



**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934





# SOUTH TOWN PLAZA

3333 W Henrietta Road  
Rochester, NY 14623



For Sale or Lease: 4,309 SF former bank branch w/ drive-thru



For Sale or Lease: 2,899 SF former bank branch w/ drive-thru



**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934





# SOUTH TOWN PLAZA

3333 W Henrietta Road  
Rochester, NY 14623



Brian Donovan  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934





# SOUTH TOWN PLAZA

3333 W Henrietta Road  
Rochester, NY 14623



Brian Donovan  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934

