

600 JEFFERSON ROAD LAND

600 Jefferson Road
Rochester, NY 14623



3.14 ACRES

PROPERTY DESCRIPTION

The site has access to both Jay Scutti Blvd. and Jefferson Rd. and is a great location for warehouse, distribution, and last-mile centers with access to I-390 on and off ramps just one mile away. Hotel concepts can gain visibility with a multi-story building, and there are no line-of-sight restrictions from parcels behind this lot.

LOCATION DESCRIPTION

Located on Jefferson Road, just a few hundred feet from the intersection of Jefferson and Jay Scutt Blvd/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.

The University of Rochester is also taking over part of the nearby Marketplace Mall with a brand new 330,00 SF, \$227 million Orthopaedics Campus. This facility will draw patients from across Western New York and beyond for treatment, bringing new visitors to the trade area as well as medical and patient care staff to treat them.

PROPERTY HIGHLIGHTS

- Multi-story building can have excellent visibility
- Connects to a signalized intersection
- Center of trade area
- Minutes from I-390 on/off ramps

OFFERING SUMMARY

Sale Price:	Subject To Offer
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Lot Size:	3.14 Acres
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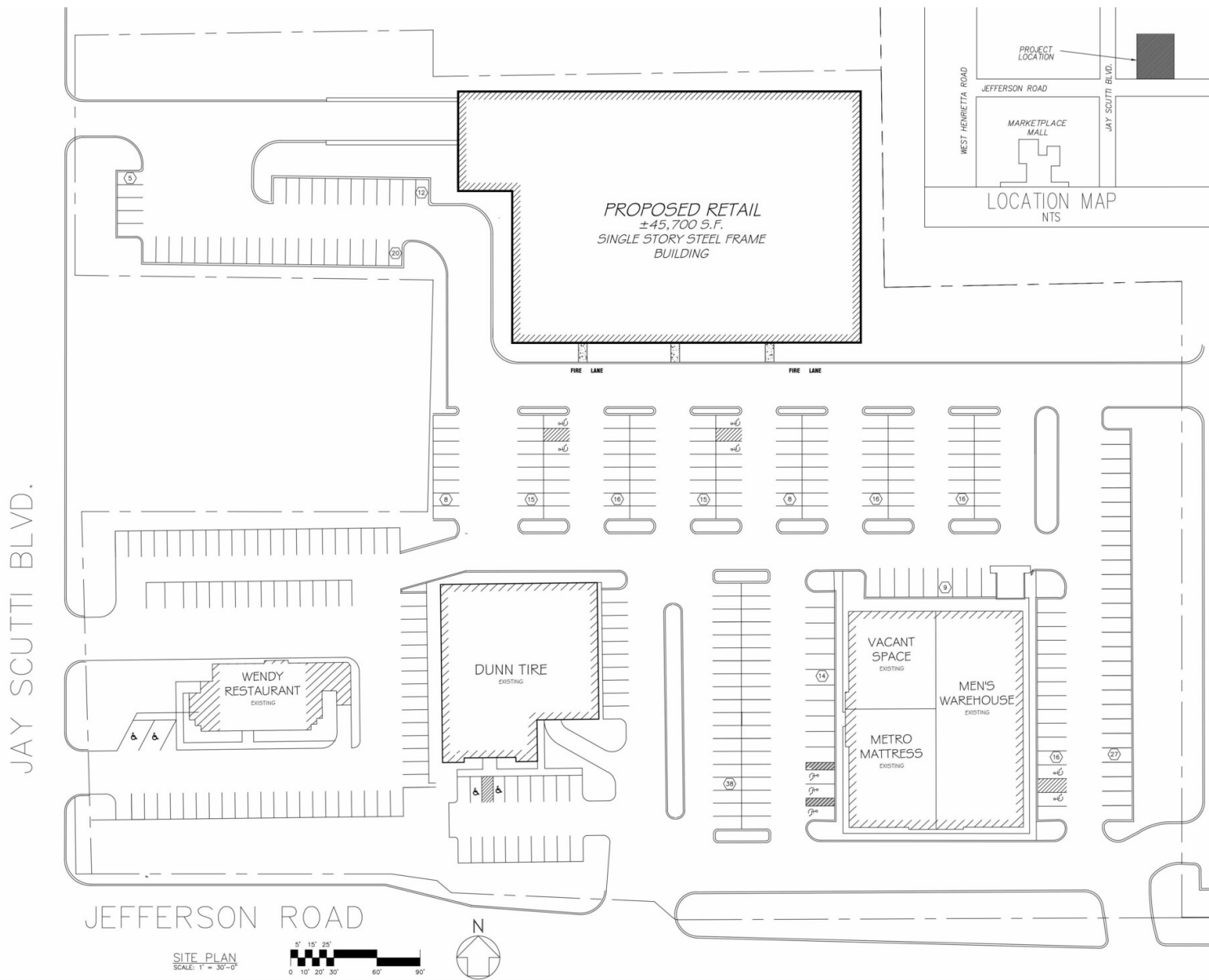


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Concept site plan for single building development

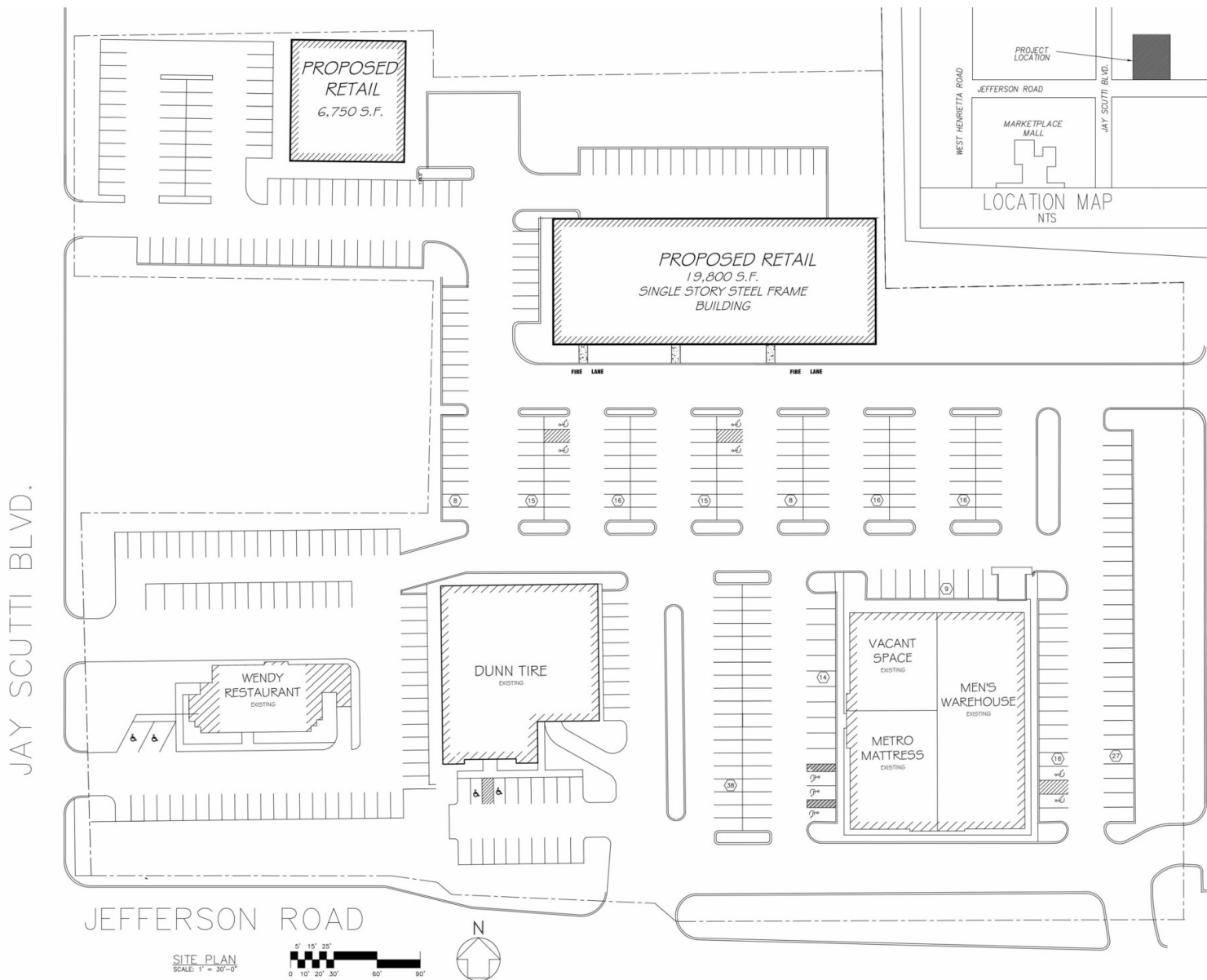


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Concept site plan for two building development

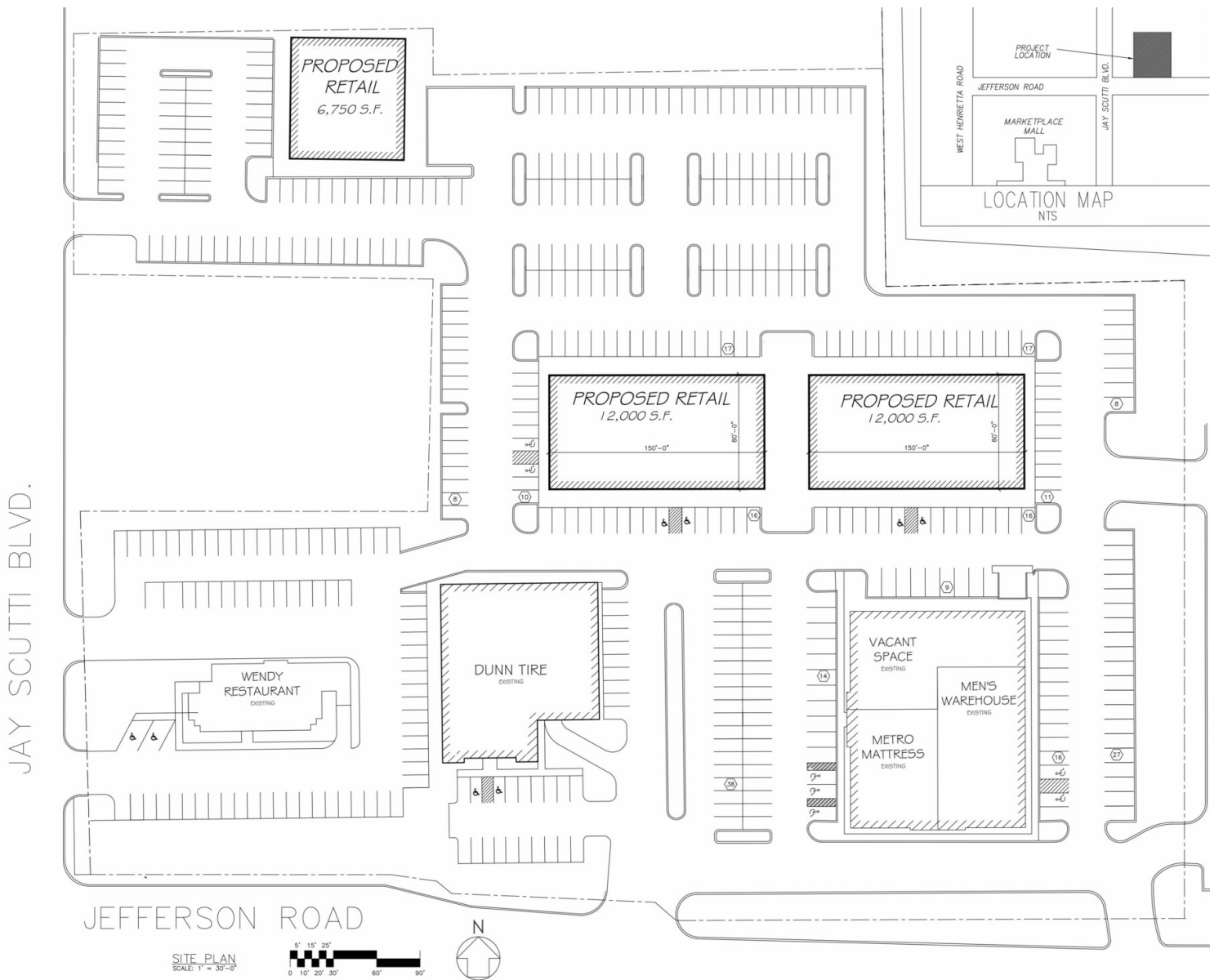


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Concept site plan for three building development



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