

# 600 JEFFERSON ROAD LAND

600 Jefferson Road  
Rochester, NY 14623



## PROPERTY DESCRIPTION

Land for Development is Build-to-Suit, up to 50,000 SF. With the site having access to both Jay Scutti Blvd. and Jefferson Rd., this is a great location for warehouse, distribution, and last-mile centers with access to I-390 on and off ramps just one mile away.

## 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

- Build-to-Suit
- Ground Lease
- Multiple uses possible

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3.14 Acres
Lot Size:	3.14 Acres

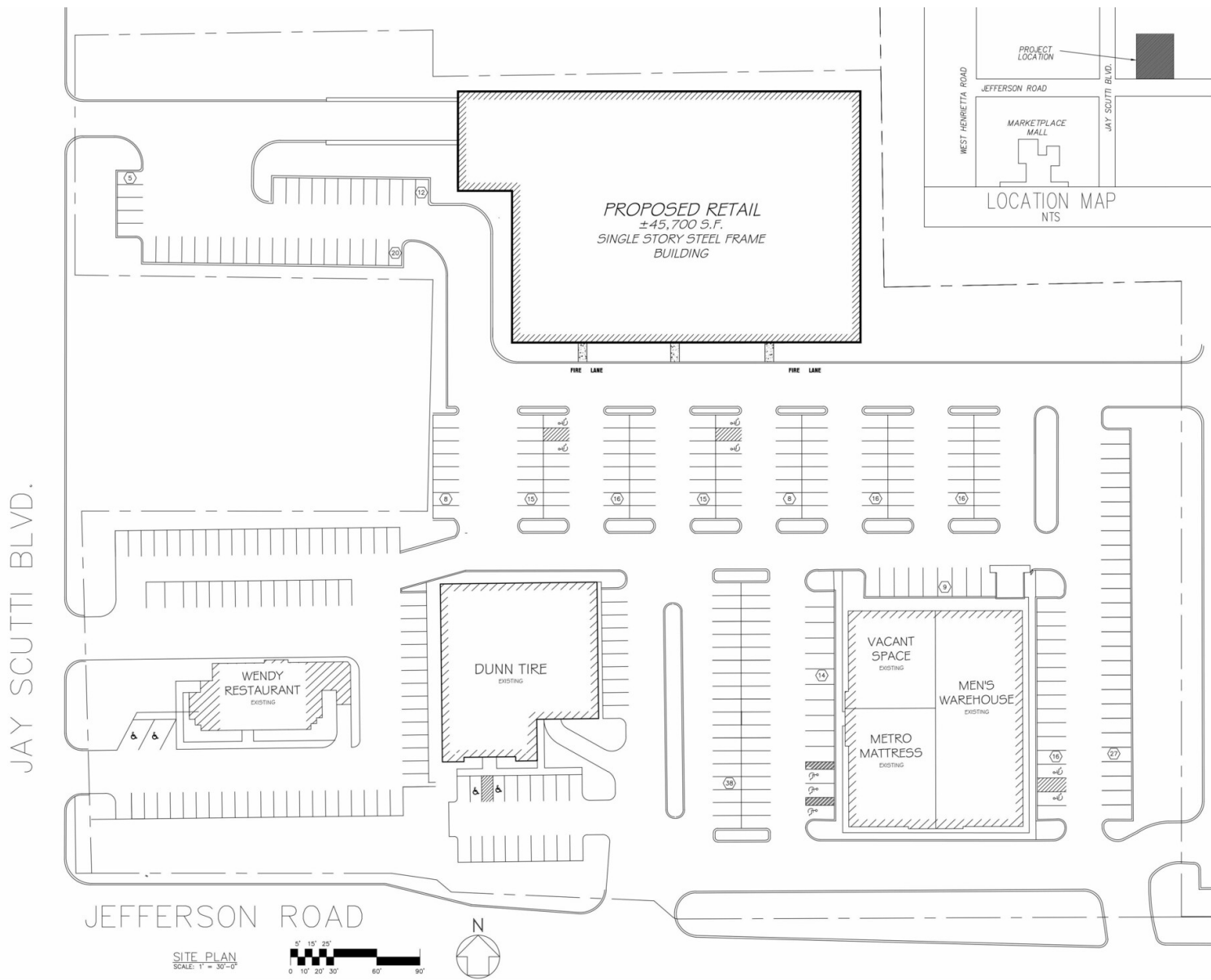


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Single building concept site plan

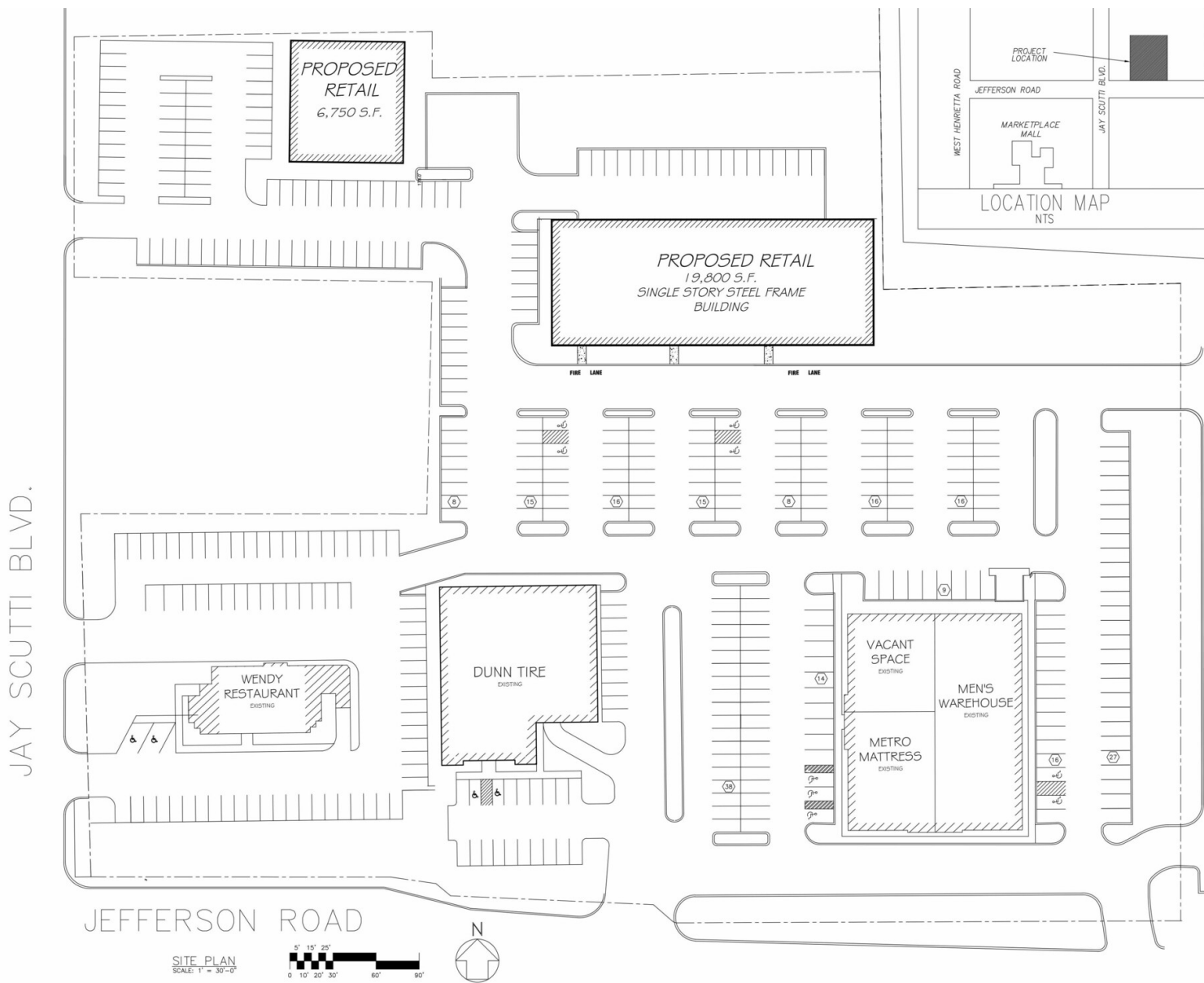


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# 600 JEFFERSON ROAD LAND

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Two building concept site plan



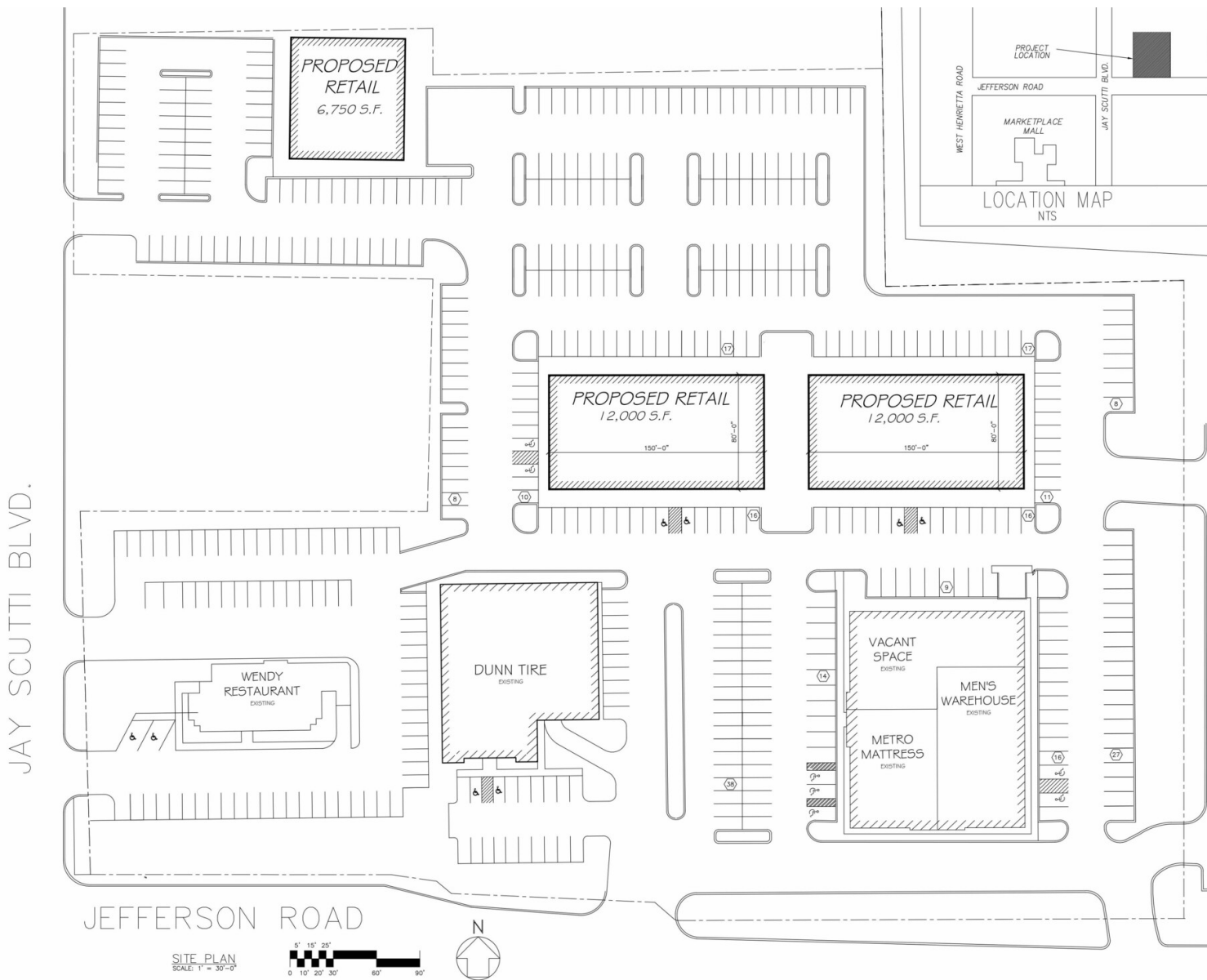
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Three building concept site plan



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