

2024 W HENRIETTA RD #1C

2024 W Henrietta Rd #1C
Rochester, NY 14623



OFFICE BUILDING FOR SALE



Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934



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AVAILABLE
2,349 SF OFFICE
INVESTMENT OR OWNER/USER

I-390

PROPERTY DESCRIPTION

The office/medical building features a waiting room, a reception area, 10 offices or exam rooms, and a bathroom on the 1st floor. Includes an additional 2,349 SF in the partially finished lower level. A break room, conference room, or more offices can be housed on the lower floor. Brighton Campus Park is a professionally managed office park. The \$492 (estimated) monthly condo association fee covers outside upkeep, water, shoveling, trash, and other services.

LOCATION DESCRIPTION

2024 1C West Henrietta Rd. is a 2,349 SF Office Condo located in Brighton Campus Park, a multi-unit office building complex. Located at a signalized intersection just .125 miles south of the I-390 on/off ramps, this building has easy and convenient access to the Rochester MSA. Nearby retailers and points of interest include the University of Rochester River Campus (1 mi), Strong Memorial Hospital (.75 mi), University of Rochester Laser Lab (.5 mi), Monroe Community Hospital (.25 mi), CityGate (.5 mi), Corporate Woods Office Park (.25 mi), and Monroe Community College (1 mi).

PROPERTY HIGHLIGHTS

- HOA Fees cover all exterior maintenance
- Estimated HOA Fees: \$492/mo
- Estimated Taxes: \$17,100
- Signalized entrance to complex
- Large parking field
- Investment or Owner/User

OFFERING SUMMARY

Sale Price:	\$249,900
Building Size:	2,349 SF



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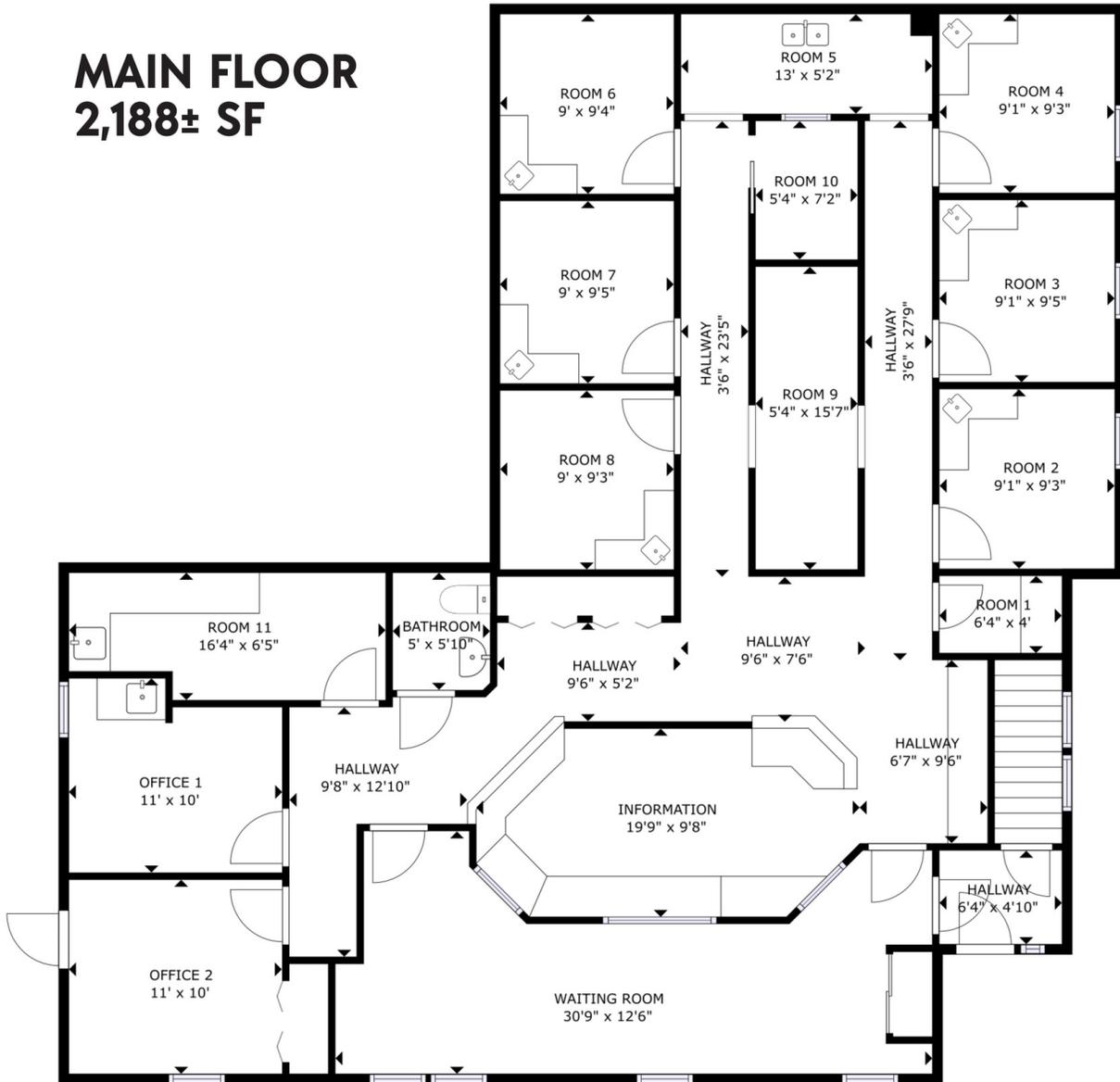


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MAIN FLOOR 2,188± SF



GROSS INTERNAL AREA
FLOOR 1: 2188 sq ft
TOTAL: 2188 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

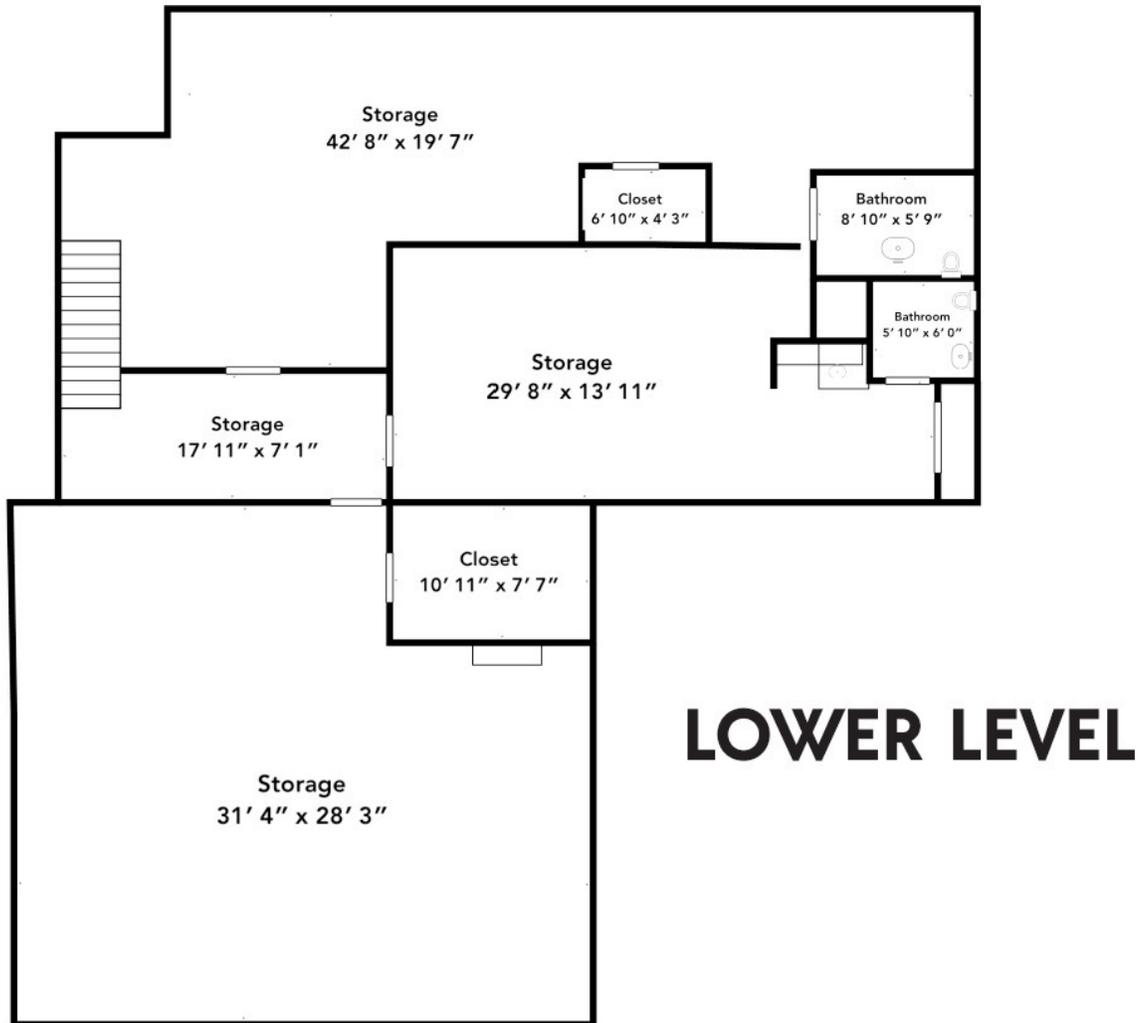


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DEMOGRAPHICS	2 MI	3 MI	5 MI
Population			
2023 Estimated Population	32,792	93,481	237,119
2028 Projected Population	32,497	93,089	237,456
2020 Census Population	32,977	93,950	238,186
2010 Census Population	31,328	92,014	234,480
2023 Median Age	32.3	33.6	34.8
Households			
2023 Estimated Households	12,583	39,952	100,989
2028 Projected Households	12,391	39,585	100,795
2020 Census Households	12,526	39,730	100,245
2010 Census Households	11,325	37,340	95,042
Race and Ethnicity			
2023 Estimated White	43.1%	47.1%	50.6%
2023 Estimated Black or African American	27.3%	32.8%	28.4%
2023 Estimated Asian or Pacific Islander	23.8%	12.4%	10.0%
2023 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.3%
2023 Estimated Other Races	5.6%	7.4%	10.7%
2023 Estimated Hispanic	5.7%	7.7%	11.9%
Income			
2023 Estimated Average Household Income	\$69,343	\$80,943	\$91,009
2023 Estimated Median Household Income	\$55,776	\$61,506	\$65,605
2023 Estimated Per Capita Income	\$27,863	\$35,324	\$39,272
Education (Age 25+)			
2023 Estimated High School Graduate	18.7%	19.9%	20.9%
2023 Estimated Some College	14.1%	15.8%	15.6%
2023 Estimated Associates Degree Only	9.8%	9.9%	9.7%
2023 Estimated Bachelors Degree Only	24.2%	22.7%	21.8%
2023 Estimated Graduate Degree	24.4%	21.3%	19.7%
2023 Estimated College Educated	72.5%	69.7%	66.8%
Business			
2023 Estimated Total Businesses	1,728	3,909	10,160
2023 Estimated Total Employees	31,691	64,822	151,527
2023 Estimated Employee Population per Business	18.3	16.6	14.9
2023 Estimated Residential Population per Business	19.0	23.9	23.3



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