

JEFFERSON ROAD PAD SITES

600 Jefferson Road
Rochester, NY 14623



PROPERTY DESCRIPTION

Redevelopment of the site from a multi-tenant building to multiple free-standing QSR tenants. The site has access to Jay Scutti via a signalized intersection via the Wendy's lot and has curb cuts on Jefferson Rd. The property also has cross-access with Market Square, which has a signalized entrance.

LOCATION DESCRIPTION

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

PROPERTY HIGHLIGHTS

- NNN or Ground Lease
- Site redevelopment into QSRs
- Pylon Signage
- Part of Rochester MSA's biggest trade area
- Trade area pulls from entire MSA
- Signalized Intersection at Jay Scutti Blvd
- Close to I-390 highway

SPACES	LEASE RATE	SIZE (SF)
Pad Site 1	Negotiable	2,500
Pad Site 2	Negotiable	2,500

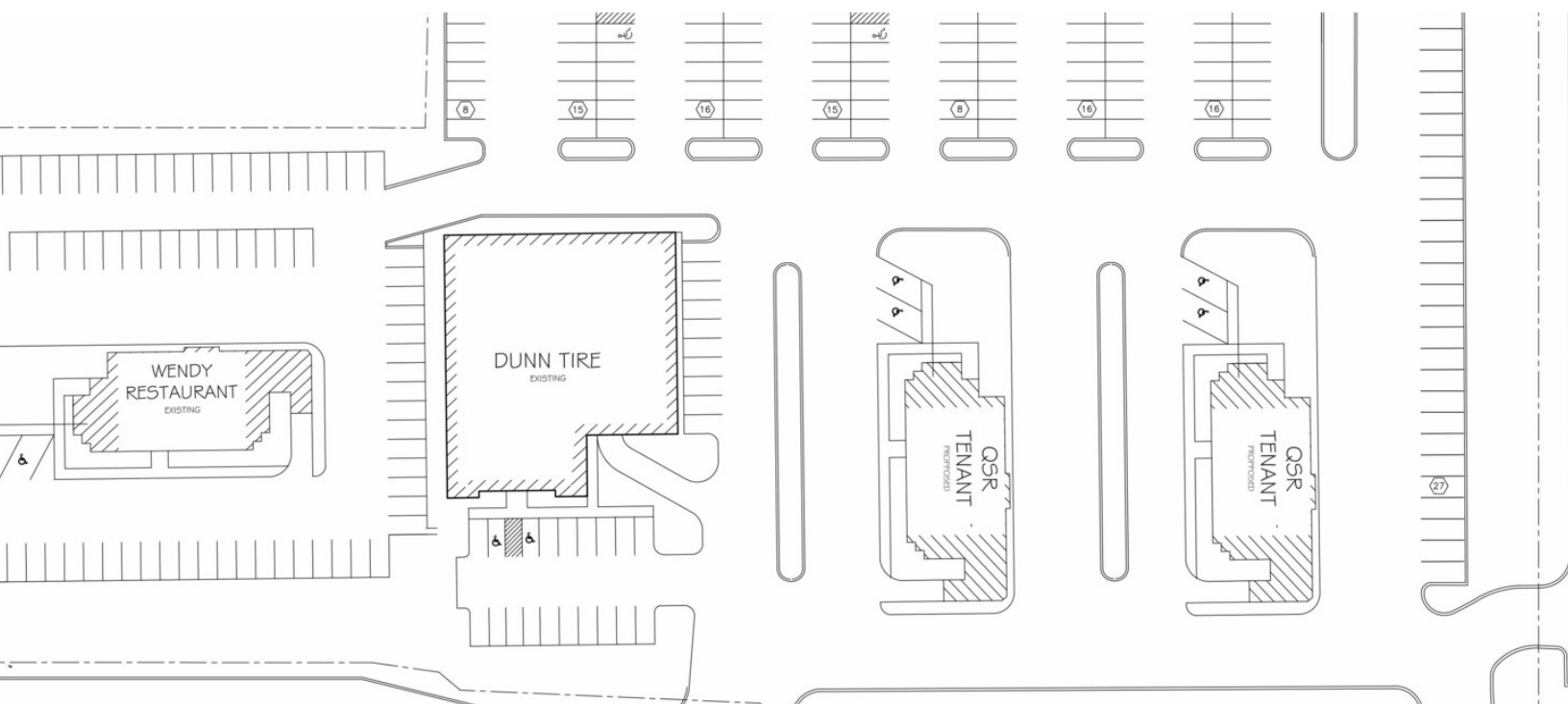


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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,500 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Pad Site 1	Available	2,500 SF	NNN	Negotiable	Building SF and site layout is negotiable
Pad Site 2	Available	2,500 SF	NNN	Negotiable	Building SF and site layout is negotiable



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