

376 JEFFERSON RD

376 Jefferson Rd
Rochester, NY 14623



PROPERTY DESCRIPTION

Retail sublease. Lease expires November 30, 2028

LOCATION DESCRIPTION

The available sublease is located in Jefferson Plaza on Jefferson Road, across from South Town Plaza just 3 minutes from the off-ramps on I-390, allowing consumers to easily reach this plaza. This busy intersection sees 21,917 daily cars who can access Jefferson from a signalized entrance at the adjacent plaza, or off West Henrietta Road. 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 Jefferson Plaza enjoy high visibility and exposure along some of the area's major thoroughfares. More than 95% of suburban Rochester can reach Jefferson Plaza with a 15-minute drive, and the downtown Rochester area is located just 7 minutes away.

PROPERTY HIGHLIGHTS

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

SPACES	LEASE RATE	SIZE (SF)
Retail Sublease	\$8.00 SF/yr	5,300



Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
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Floor Plan - Space is 5,300 SF

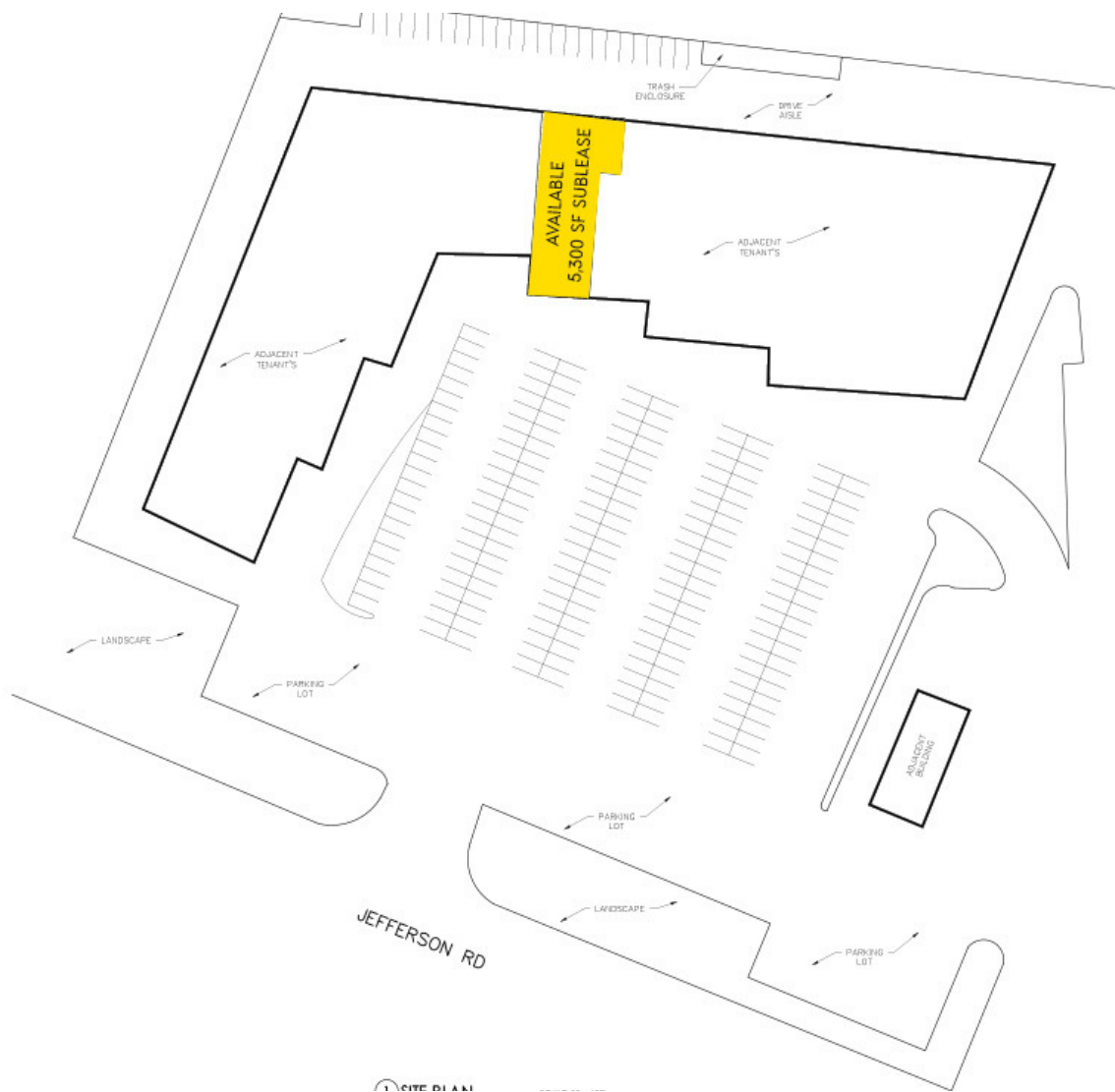


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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,300 SF	Lease Rate:	\$8.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Retail Sublease	Available	5,300 SF	NNN	\$8.00 SF/yr	NNN are \$4.24/PSF



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Clean, open space with rest rooms and a double-door in the rear of the space



Large windows and vestibule entrance in front of the space



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Open floor plan with drop ceiling and polished concrete floor



Rear door for loading/unloading

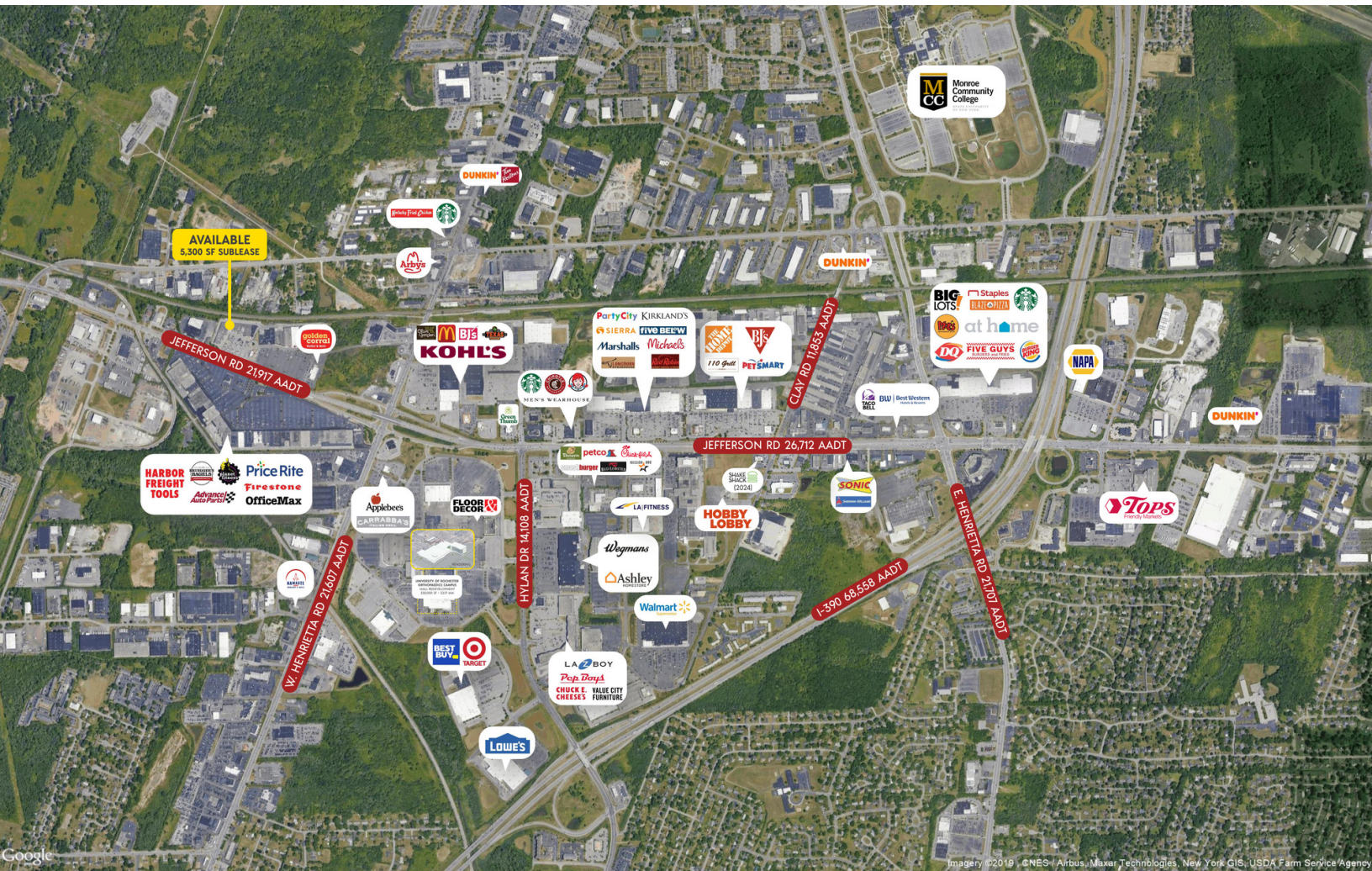


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