

FOR SALE/LEASE

3400 W HENRIETTA RD | ROCHESTER, NY 14620

43.085385, -77.63708



12,600 SF AVAILABLE | HENRIETTA, NY | LOCATED NEXT TO MARKETPLACE REDEVELOPMENT



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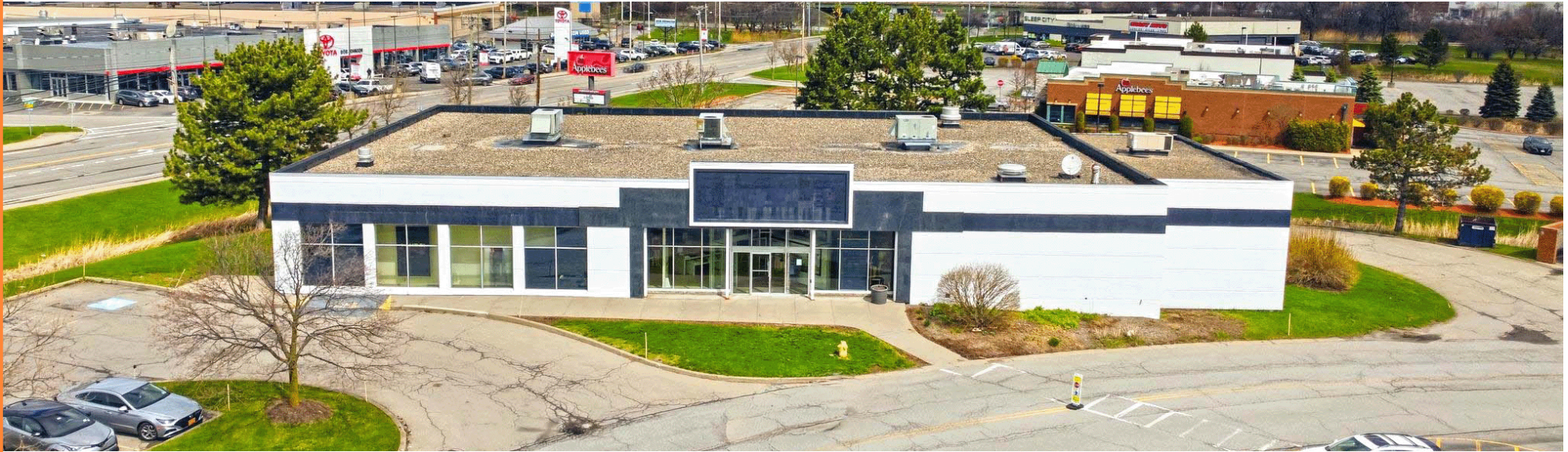
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OFFERING SUMMARY

3400 W HENRIETTA RD | ROCHESTER, NY 14620



PROPERTY OVERVIEW

Caliber Commercial Brokerage is pleased to present a prime **sale or lease opportunity** featuring the former Lands' End building. **Planned to be subdivided into its own standalone parcel**, this large-format space offers flexibility for retail, medical, office, fitness, or adaptive reuse concepts.

Positioned along the highly trafficked **W Henrietta Road corridor** with immediate access to I-390, the property benefits from **strong visibility and placement within one of the region's most active retail trade areas**. The site is adjacent to **The Marketplace** and surrounded by a dense concentration of national retailers, restaurants, and service providers. Proximity to **Rochester Institute of Technology (RIT)** and **University of Rochester (U of R)** provides a consistent base of student, faculty, and employment-driven traffic.

The surrounding Marketplace corridor continues to evolve into a dynamic mixed-use destination, anchored by the **UR Medicine Orthopaedics & Physical Performance Center**, supported by nearby senior housing, and further strengthened by the **proposed Mary Cariola Center campus**. Combined with established regional retail along W Henrietta Road and Jefferson Road, these drivers generate sustained daily traffic and position the property within one of the most **active commercial corridors in the Greater Rochester market**.



PROPERTY SUMMARY

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PROPERTY SUMMARY

Property Address	3400 W Henrietta Rd, Rochester, NY 14620
County	Monroe
MSA	Rochester
Property Type	Retail/Office/Medical/Adaptive Reuse
Building Size	12,600 ± SF
Lease Term	Expires 1/31/27
Traffic Counts (VPD)	Jefferson Rd: 19,614 W Henrietta Rd: 24,422
Parking	22 spaces
Price	Upon Request

PROPERTY HIGHLIGHTS

- **Visibility & Access:** Prominent frontage along W Henrietta Road at a signalized intersection, providing excellent visibility, controlled access, and strong traffic exposure, with convenient connectivity to I-390 and the surrounding retail corridor
- **Nearby Retail & Destination Drivers:** Dave & Buster's, Floor & Decor, Indy Kart Raceway, JCPenney, Sportsman's Warehouse, Best Buy, Target, Lowe's, and newly approved Ross Dress for Less
- **Adjacent Medical Anchor:** The UR Medicine Orthopaedics & Physical Performance Center is a \$200M+ project totaling approximately 330,000 square feet, consolidating surgery, imaging, rehabilitation, and performance services
- **Nearby Residential Component:** Marketplace Senior Apartments, a 150-unit, four-story community completed in 2024
- **Strong Daytime Population:** Close proximity to Rochester Institute of Technology (18,000+ students), University of Rochester (11,000+ students) and Monroe Community College (7,600+ students)
- **Future Area Development:** The proposed Mary Cariola Center campus is planned within the Marketplace corridor, bringing expanded educational and clinical services and additional daily traffic
- **Key Attributes:** Standalone parcel with strong visibility, ample parking, and redevelopment flexibility, positioned within a transforming mixed-use corridor with significant surrounding investment



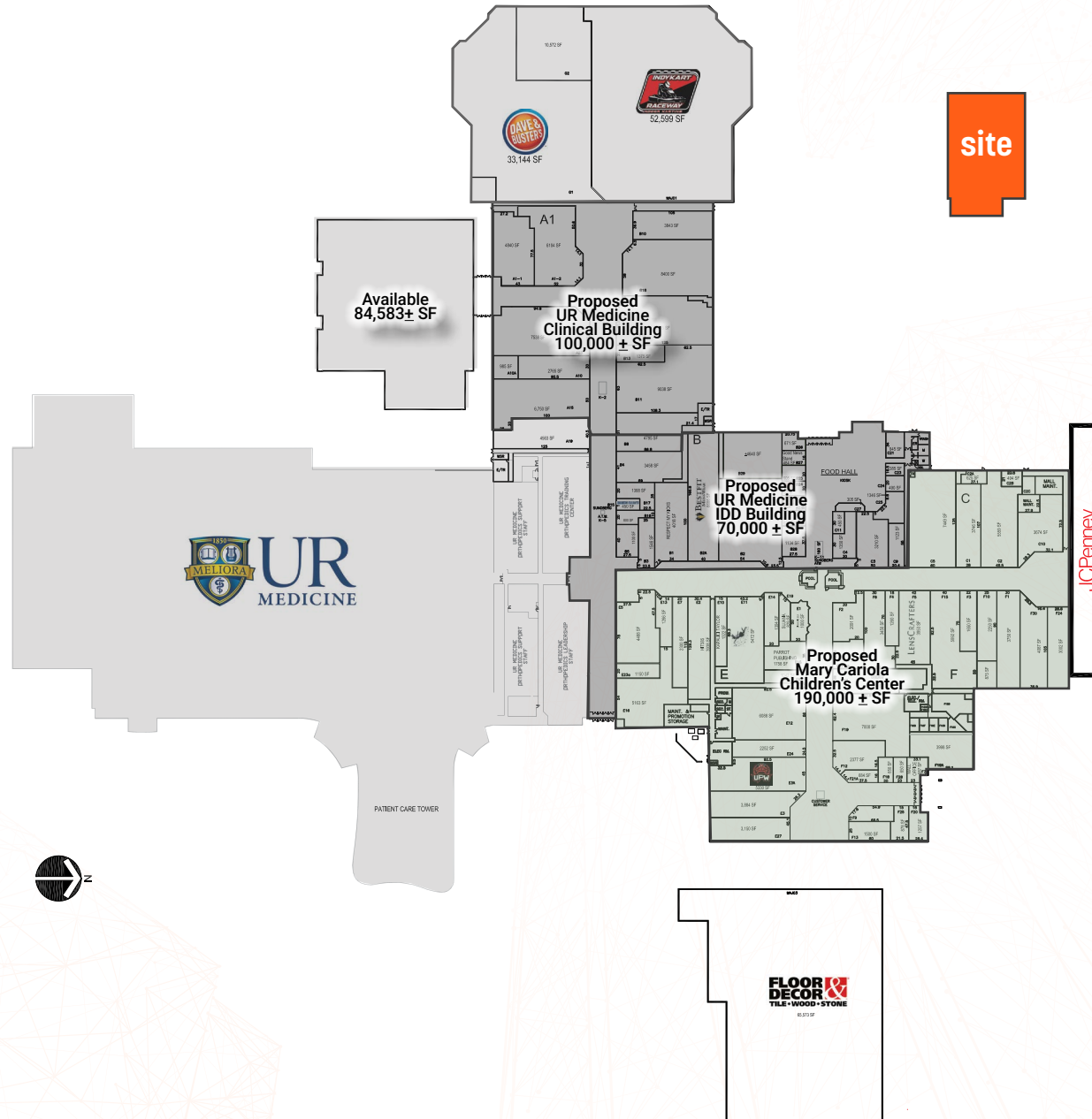
PROPERTY PHOTOS

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SITE PLAN

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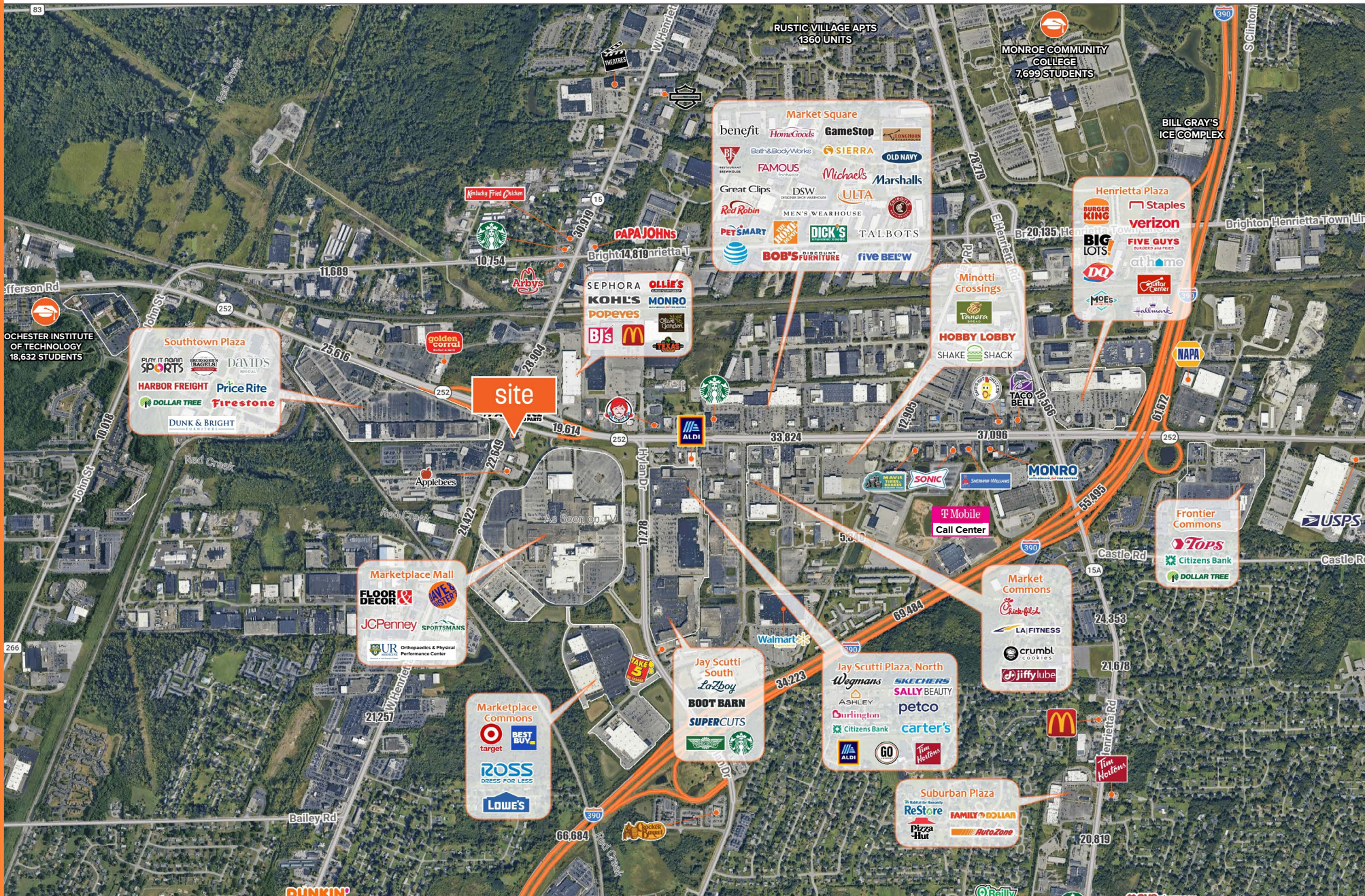
BIRDS-EYE AERIAL

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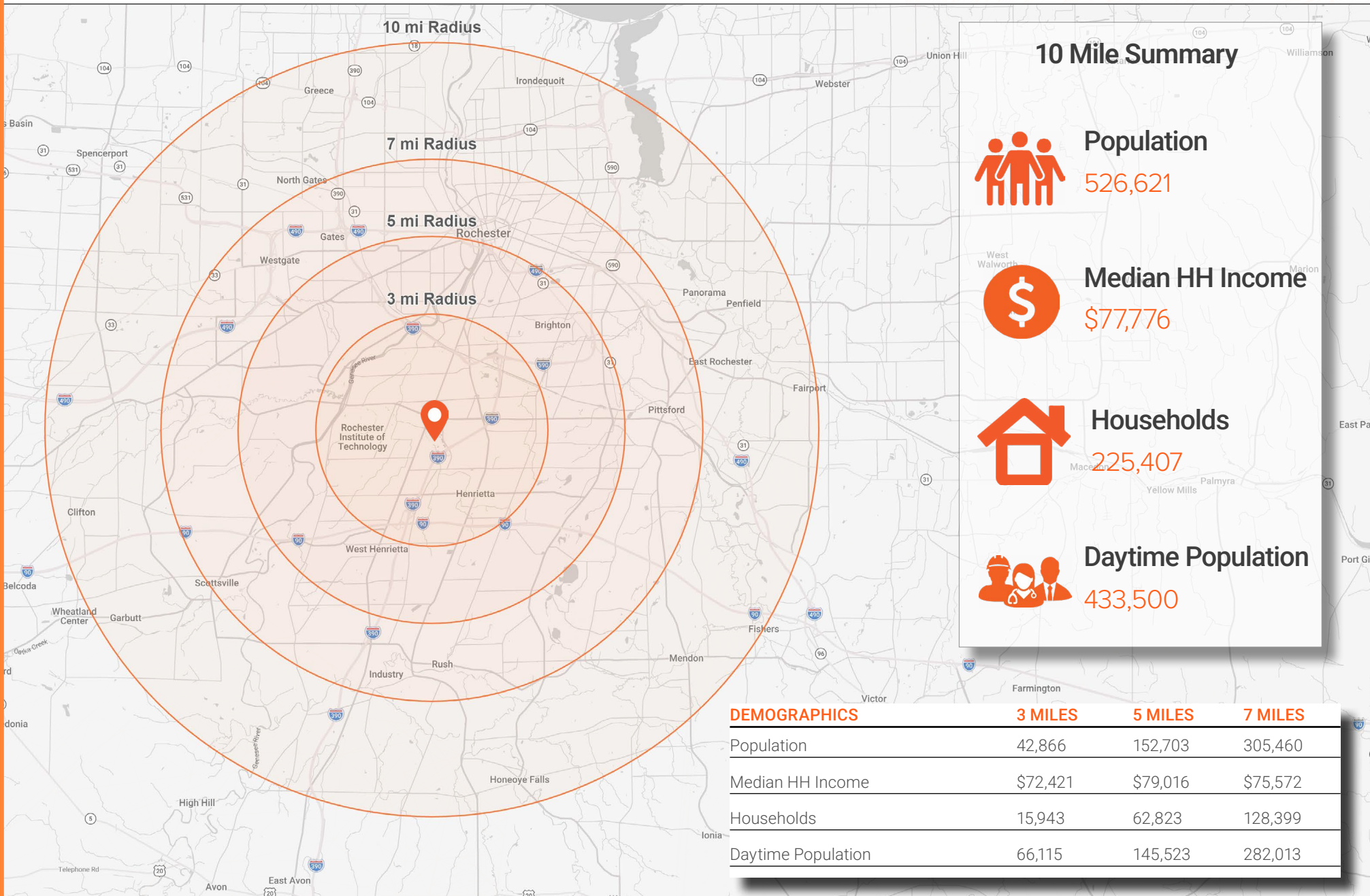
MARKET AERIAL

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DEMOGRAPHIC SUMMARY

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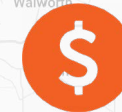


10 Mile Summary



Population

526,621



Median HH Income

\$77,776



Households

225,407



Daytime Population

433,500

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Population	42,866	152,703	305,460
Median HH Income	\$72,421	\$79,016	\$75,572
Households	15,943	62,823	128,399
Daytime Population	66,115	145,523	282,013



Caliber Commercial Brokerage, LLC
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Rochester, NY 14620
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building relationships.
maximizing potential.

caliberbrokerage.com

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