

Freestanding Restaurant & Bar

Located At The Marketplace Mall

3340 W. Henrietta Rd
Henrietta, NY 14623

Fully Equipped With Kitchen In Operational Condition



Offering Overview

Located on Rochester's premier retail corridor in the Town of Henrietta, this fully equipped restaurant and bar features a large commercial kitchen in operational condition. Available for sale or lease, the property offers superior exposure to West Henrietta Road at the entrance to the campus of The Marketplace & UPMC Orthopedics.

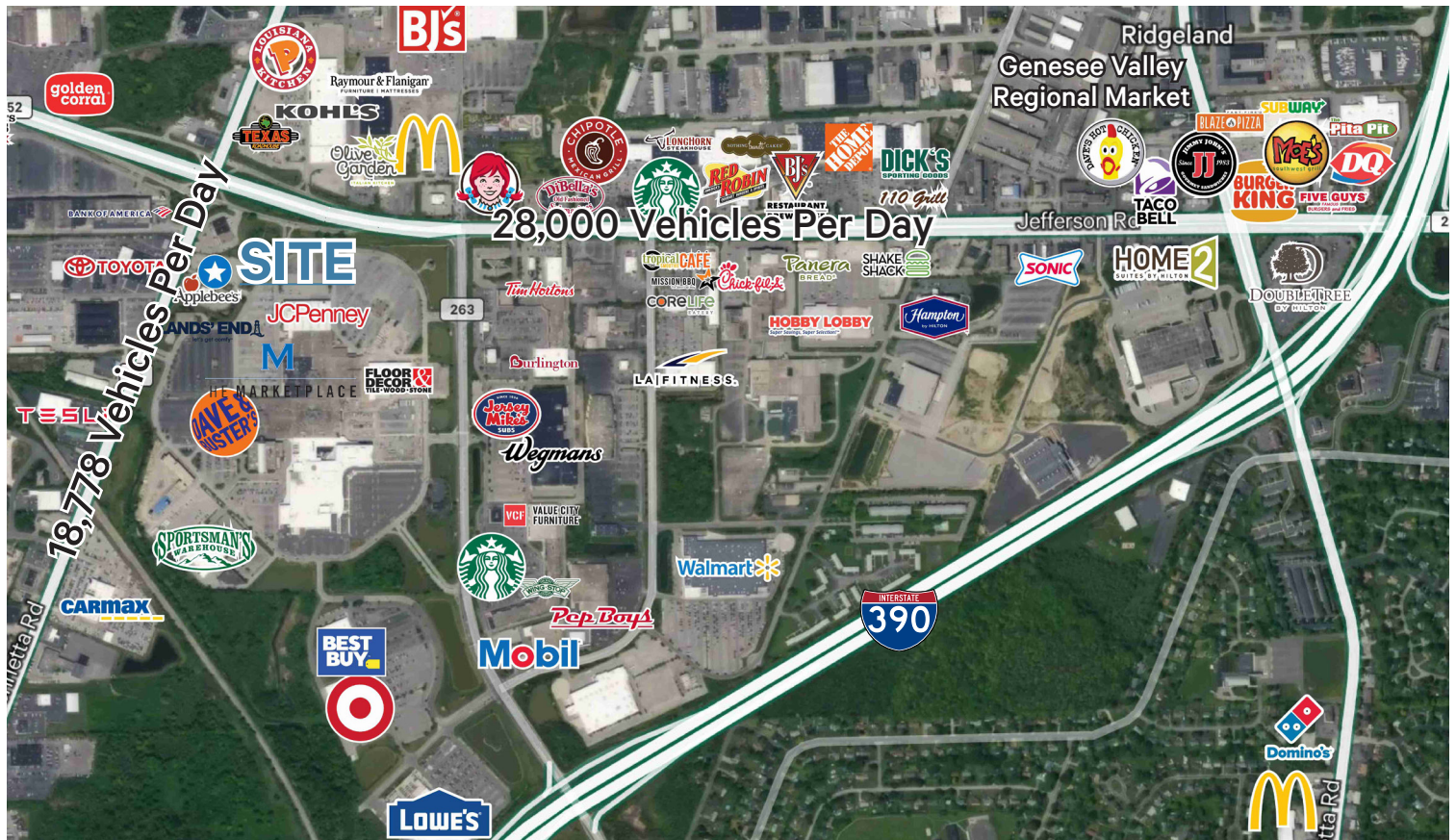
Offering Details

- + 5,981 Square Feet
- + Fully Equipped, Recently Operating
- + All FF&E Potentially Available
- + Lease Rate: \$21.00/sf NNN

Freestanding Restaurant

3340 W. Henrietta Rd | Henrietta, NY 14623

For Sale or Lease



Property Overview

- + 5,981 SF on 1.99 Acres
- + Recently Operating Condition
- + Approximately 129 Parking Spaces
- + Built 2006
- + FF&E Potentially Available
- + Traffic Counts – 18,778 AADT
- + Fully Equipped Kitchen & Bar
- + Signage on W. Henrietta Rd
- + Located at the entrance to The Marketplace

Contact Us

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CBRE Upstate NY

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 POPULATION	1 MILE	3 MILES	5 MILES
2025 Population - Current Year Estimate	2,297	41,669	152,844
2030 Population - Five Year Projection	2,267	41,940	152,729
2020 Population - Census	2,407	41,329	154,829
2010 Population - Census	2,189	39,661	150,260
2020-2025 Annual Population Growth Rate	-0.89%	0.16%	-0.25%
2025-2030 Annual Population Growth Rate	-0.26%	0.13%	-0.02%
 HOUSEHOLDS			
2025 Households - Current Year Estimate	1,061	15,188	63,864
2030 Households - Five Year Projection	1,076	15,697	65,383
2020 Households - Census	1,061	14,553	62,409
2010 Households - Census	886	13,836	59,024
2020-2025 Compound Annual Household Growth Rate	0.00%	0.82%	0.44%
2025-2030 Annual Household Growth Rate	0.28%	0.66%	0.47%
2025 Average Household Size	2.15	2.15	2.15
 HOUSEHOLD INCOME			
2025 Average Household Income	\$59,004	\$81,597	\$94,538
2030 Average Household Income	\$60,708	\$88,101	\$102,953
2025 Median Household Income	\$60,305	\$64,310	\$68,253
2030 Median Household Income	\$61,587	\$68,463	\$73,939
2025 Per Capita Income	\$27,767	\$30,637	\$39,680
2030 Per Capita Income	\$29,339	\$33,881	\$44,222
 HOUSING UNITS			
2025 Housing Units	1,122	16,383	68,650
2025 Vacant Housing Units	61 5.4%	1,195 7.3%	4,786 7.0%
2025 Occupied Housing Units	1,061 94.6%	15,188 92.7%	63,864 93.0%
2025 Owner Occupied Housing Units	252 22.5%	7,091 43.3%	31,281 45.6%
2025 Renter Occupied Housing Units	809 72.1%	8,097 49.4%	32,583 47.5%
 EDUCATION			
2025 Population 25 and Over	1,240	24,688	101,593
HS and Associates Degrees	672 54.2%	11,596 47.0%	47,274 46.5%
Bachelor's Degree or Higher	546 44.0%	11,241 45.5%	46,720 46.0%
 PLACE OF WORK			
2025 Businesses	563	3,081	7,228
2025 Employees	8,804	68,760	125,602

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