

# 544 Jefferson Road

Rochester, NY (Town of Henrietta) 14623



## AVAILABLE OPPORTUNITY

- » FOR SALE OR LEASE: \$2.9 M (for entire site including two parcels existing restaurant & adjacent vacant lot)
- » 5,460 SF building on 1.67-acre +/- Development Site
- » Ground Lease or Build to Suit Lease or For Sale
- » Rare Opportunity for Development on Jefferson Road in the main Henrietta retail corridor

## PROPERTY HIGHLIGHTS

- » Prime location in the heart of the Henrietta retail corridor with major retailers including Wegmans, Walmart Superstore and Target
- » Situated across from Marketplace Mall and Jay Scutti Boulevard with traffic light access via Jay Scutti Boulevard
- » High Traffic Counts: 26,712 VPD on Jefferson Rd
- » Excellent visibility/signage with ample parking & over 300 ft frontage on Jefferson Road



## FOR MORE INFORMATION, PLEASE CONTACT:



**JANELL VANEGAS**  
Licensed Real Estate Broker  
585.615.1102 (c)  
[Janell@VentureBrokerageGroup.com](mailto:Janell@VentureBrokerageGroup.com)



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## PROPERTY PHOTOS



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## MARKET AERIAL



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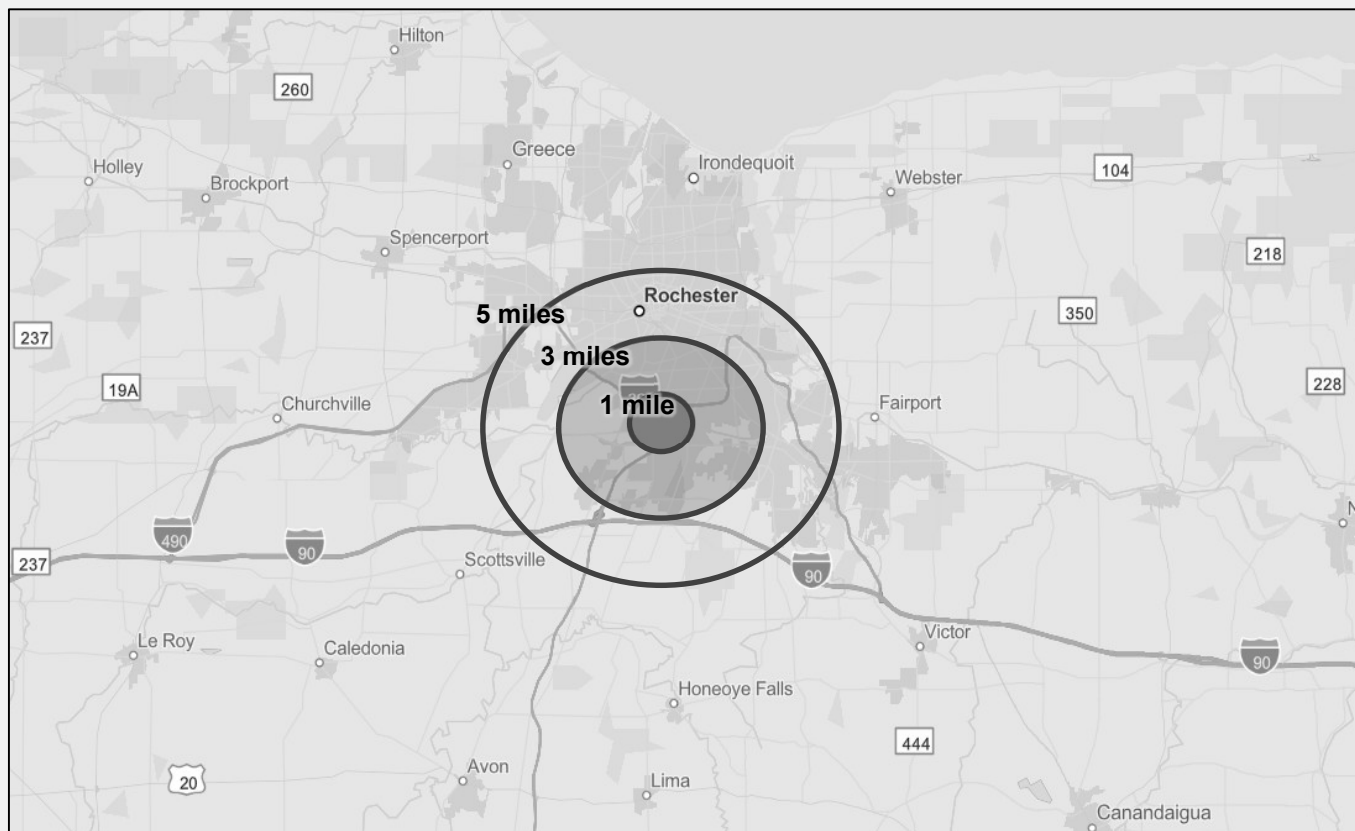
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## DEMOGRAPHICS



| DEMOGRAPHIC SNAPSHOT     | 1 MILE   | 3 MILES  | 5 MILES  |
|--------------------------|----------|----------|----------|
| Total Population         | 2,930    | 49,803   | 168,288  |
| Daytime Population       | 15,865   | 107,986  | 238,525  |
| Households               | 1,558    | 18,041   | 70,407   |
| Average Household Income | \$61,183 | \$79,259 | \$91,801 |



**3,410**  
Businesses



**118,065**  
Employees



**\$174,054**  
Median Home Value



**29.4**  
Median Age

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