



PRIME ROCHESTER RETAIL

 360 JAY SCUTTI BLVD, ROCHESTER, NY 14623



7,995 ± SF
Available



0.36 ± ACRES
Lot Size



28,930
Vehicles Per Day



\$999,000
List Price

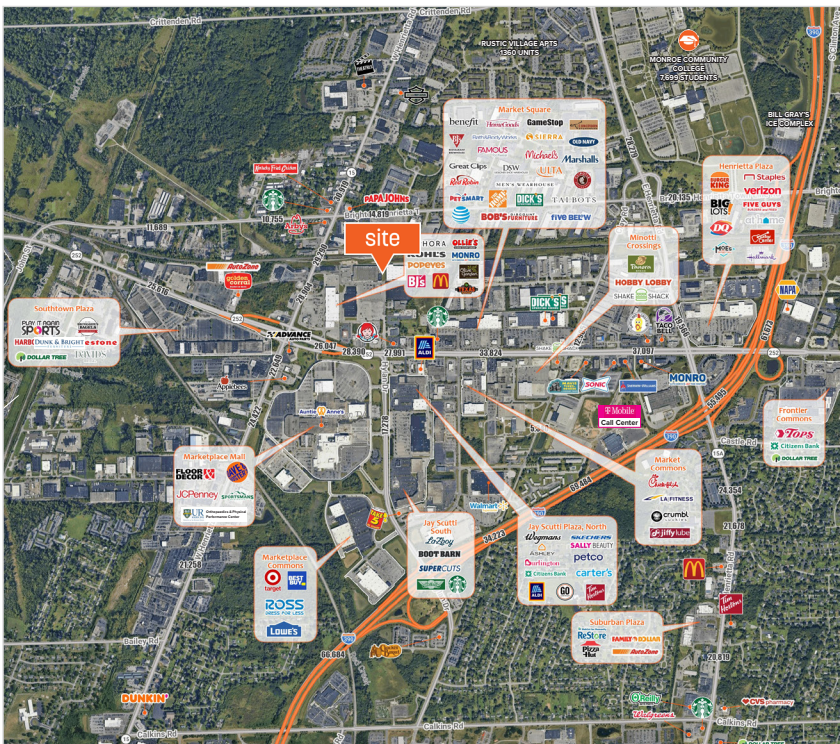
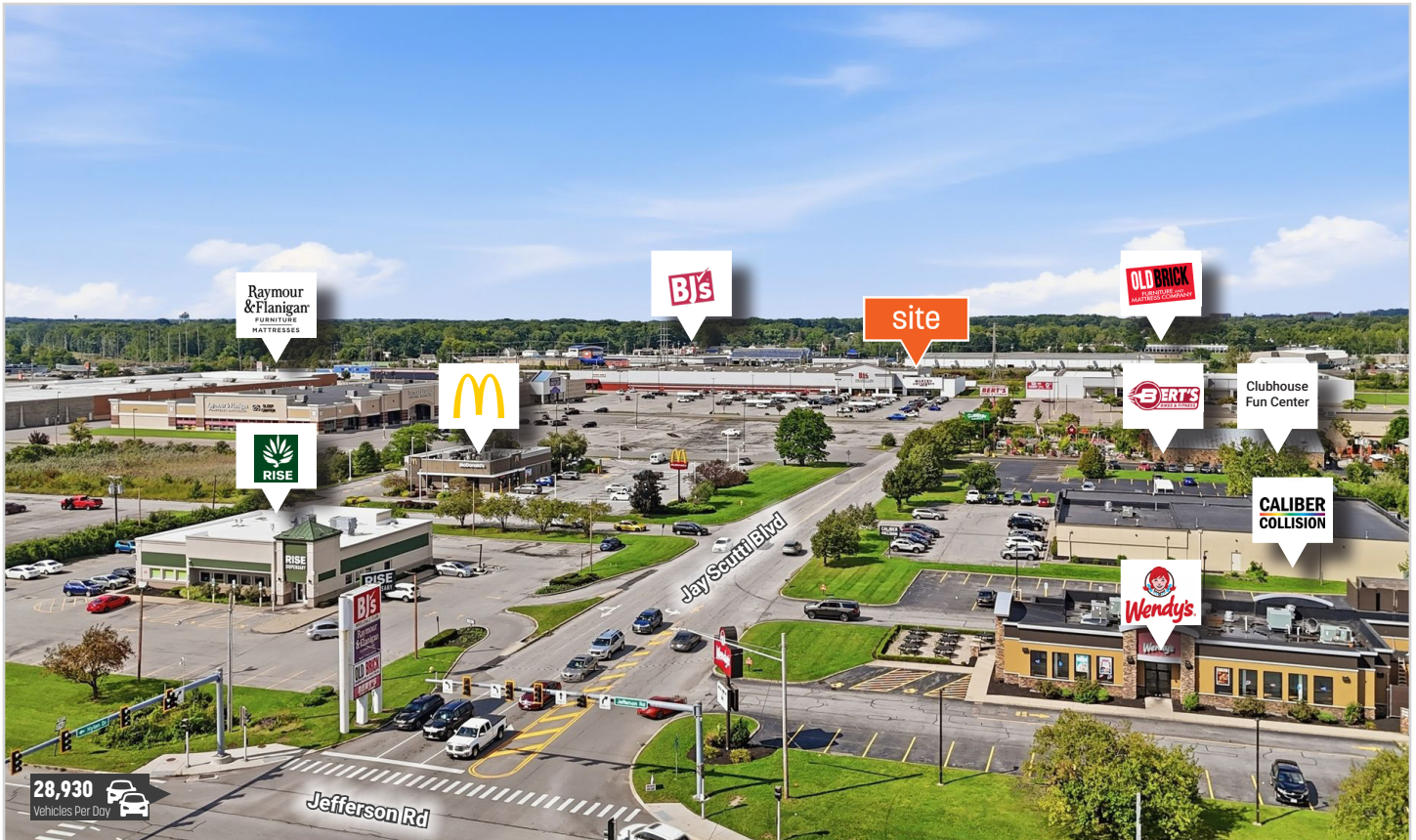
OFFERING DETAILS

Property Type	Retail / Inline
Building Size	7,995 ± SF
Traffic Count Jefferson Rd	28,390 vpd
Traffic Count W Henrietta Rd	29,290 vpd
Parking	500 Spaces
Year Built	1998
Ceiling Height	21' to deck, 18.5 to bottom of joist
Docks/Drive-Ins	1 overhead door

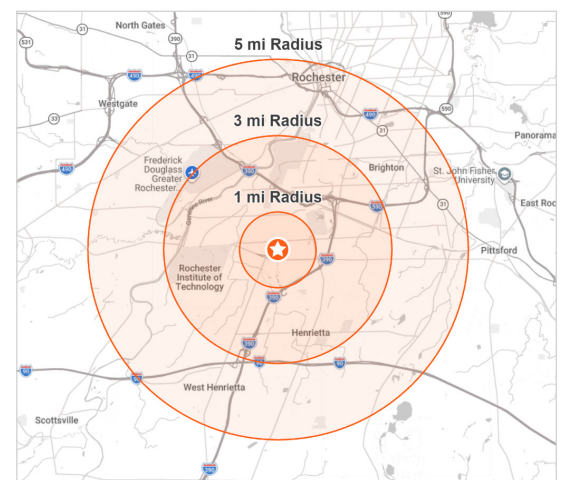
PROPERTY OVERVIEW

- 7,995 SF freestanding retail/flex building
- 21-foot high-bay ceiling
- Adjacent to BJ's Wholesale Club & Old Brick Furniture
- Located in Rochester's premier retail corridor
- Easy access to Jefferson Road and West Henrietta
- Conveniently located near I-390

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	3,188	54,663	183,239
Median HH Income	\$66,823	\$71,731	\$80,336
Households	1,677	20,394	79,194
Daytime Population	8,308	79,642	183,842



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EXCLUSIVE LISTING AGENTS

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