



Retail Suite at Rush Market

7283 W Henrietta Rd, Rush, NY 14543



eXp Commercial | One Liberty Plaza, 165 Broadway | New York, NY 10006 | expcommercial.com

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FOR LEASE | Retail Suite at Rush Market

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OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	6,502 SF
Available SF:	2,213 - 2,839 SF
Lot Size:	2.9 Acres
Year Built:	1990
Renovated:	2024
Zoning:	C-Commercial District
Market:	Rochester
Submarket:	Rush
Traffic Count:	12,958

PROPERTY OVERVIEW

Now open and actively serving travelers and locals, Rush Market is a new convenience store and fueling center located at the signalized intersection of Route 251 and Route 15 in Rush, NY – seconds off I-390. We're offering a unique opportunity to lease space alongside this thriving operation and build out your own restaurant, diner, or QSR concept in one of the area's most strategic and underserved corridors.

The available space is a blank canvas and ready for customization. A Tenant Improvement (TI) allowance is available for qualified operators, making this an exciting launch pad for the right concept looking to capture both daily commuters and highway travelers.

PROPERTY HIGHLIGHTS

- Co-tenant to a high-performing convenience store
- Located at a signalized intersection
- Immediate highway access via I-390, pulling traffic from Rochester to the Southern Tier
- TI allowance available for qualified food operators
- Ample on-site parking with truck-friendly access
- Limited competition

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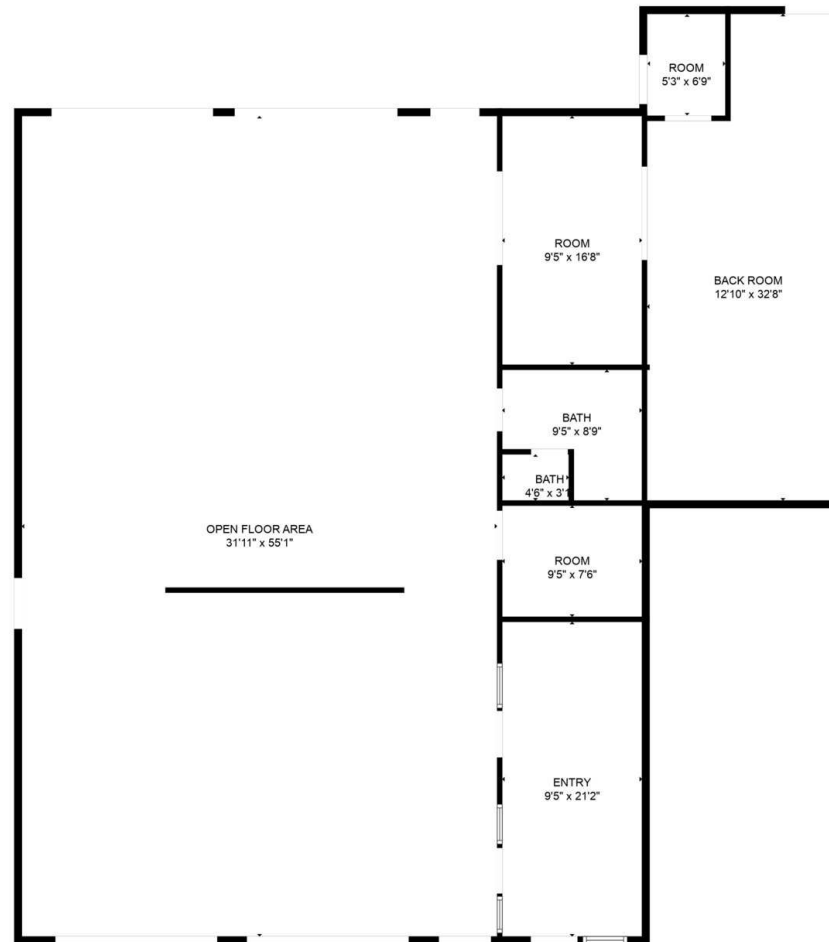
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ESTIMATED AREAS

GLA FLOOR 1: 224 sq. ft EXCLUDED AREAS 2615 sq. ft
Total GLA 224 sq. ft, total area 2839 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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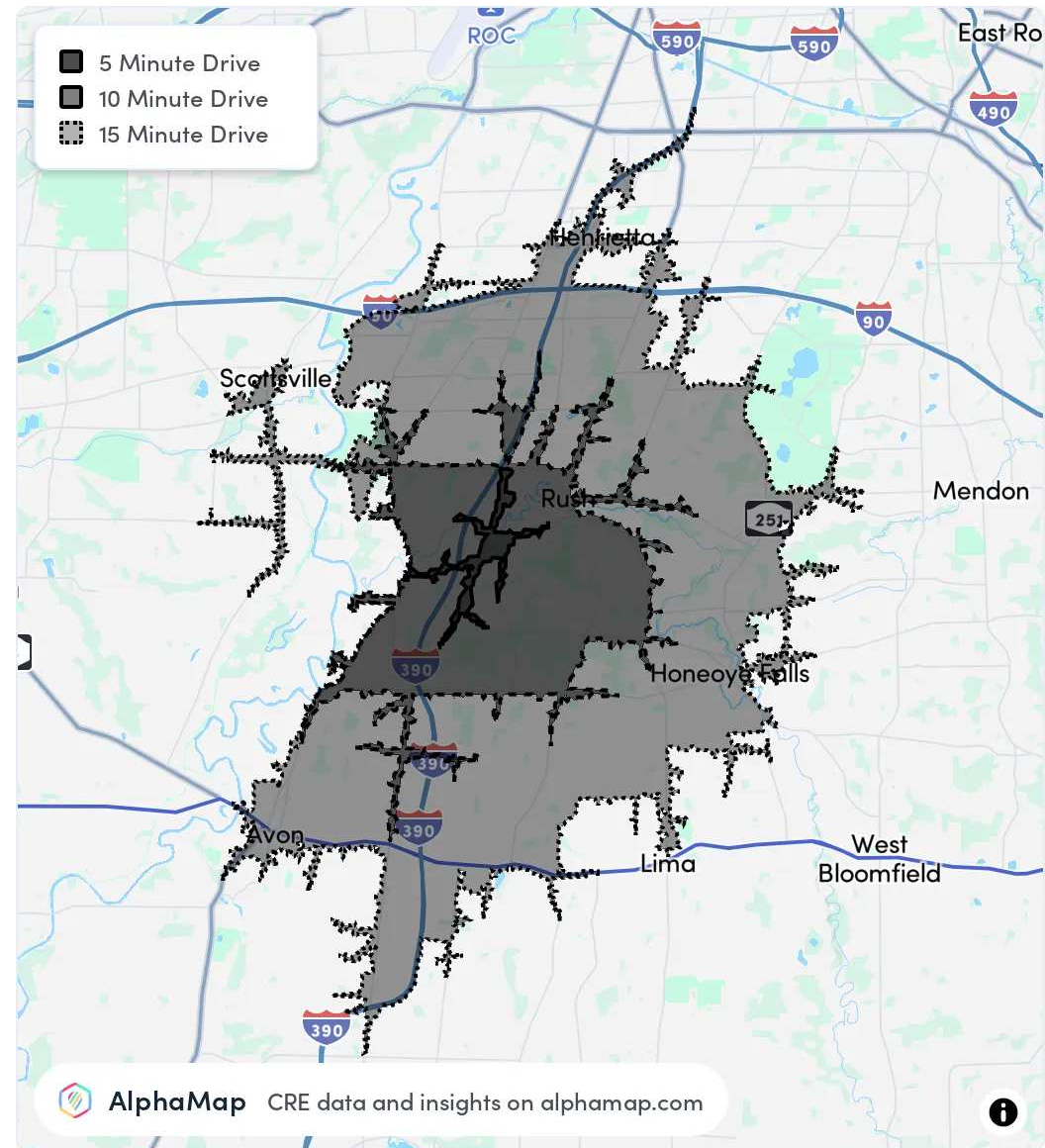


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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	1,034	23,452	67,643
Average Age	46	41	42
Average Age (Male)	46	40	40
Average Age (Female)	47	42	43

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	416	9,346	28,222
Persons per HH	2.5	2.5	2.4
Average HH Income	\$130,470	\$103,160	\$98,361
Average House Value	\$293,213	\$273,894	\$265,720
Per Capita Income	\$52,188	\$41,264	\$40,983



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