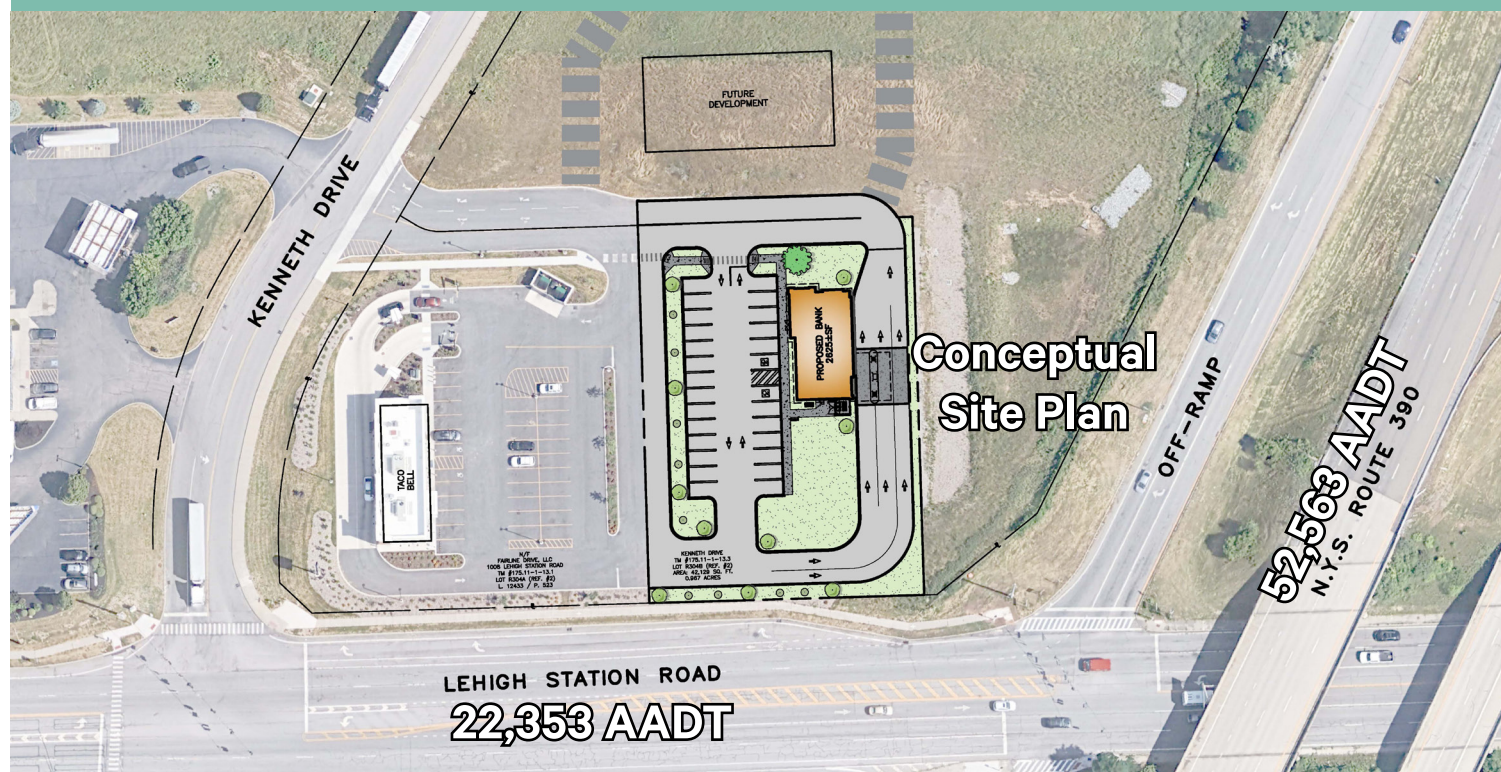


Retail Pad Site Opportunity

On Route 253 at Interstate-390

1012 Lehigh Station Rd
Henrietta, NY 14467

Central Location, Immediately Off NY State Thruway Exit 46



Offering Overview

Pad site development opportunity on Route 253 (Lehigh Station Road). Centrally located in the Town of Henrietta, the property is well-positioned at that closest entry point to I-90 at Exit 46 (or the first offramp after exiting I-90). Neighboring development includes numerous hotels, service stations, and quick service restaurants. The concept plan shown above shows a 2,652 square foot building with a two-lane drive-thru, however the final layout will be based on the specific needs of the occupant.

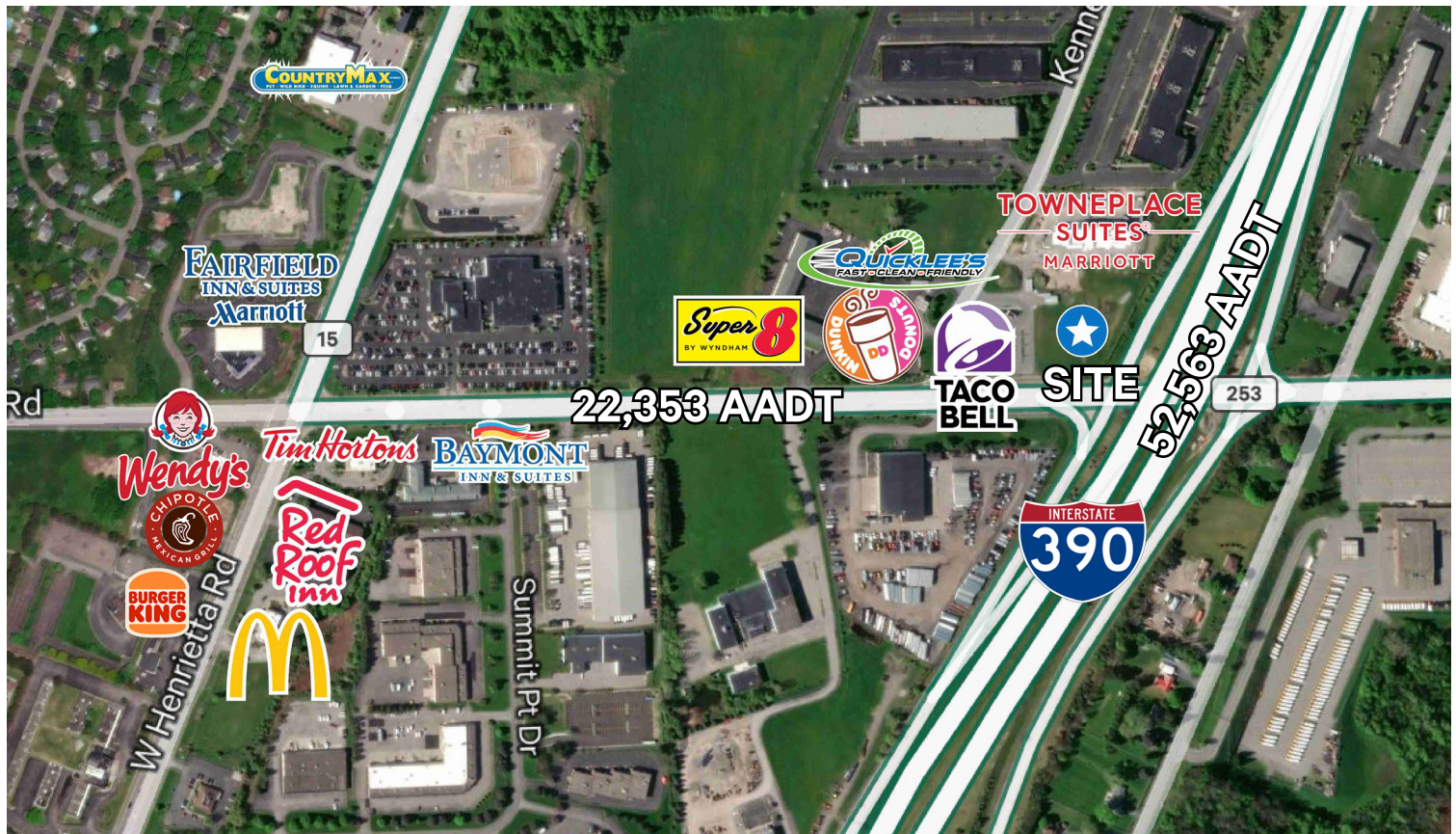
Offering Details

- + Retail Pad Site
- + 1 Acre With Ability To Expand
- + Outstanding Expressway Access
- + Excellent Traffic Counts (AADT)
- + Pricing: Contact Broker

Retail Pad Site

1012 Lehigh Station Rd | Henrietta, NY 14467

For Sale or Lease



Property Overview

- + Approximately 1 acre pad site with opportunity to expand
- + Adjacent to recently developed Townplace Suites by Marriott, Taco Bell, Quicklees and Dunkin Donuts
- + Highly visible location with excellent exposure to I-390
- + Closest access/exit to I-90 (New York State Thruway) at Exit 46.
- + Neighboring development includes numerous office and light industrial parks which are home to a significant daytime work population, as well as multiple hotels, restaurants and services.

Contact Us

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Licensed Real Estate Salesperson

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Retail Pad Site

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For Sale or Lease

 POPULATION	1 MILE	2 MILES	3 MILES
2025 Population - Current Year Estimate	4,002	15,634	38,755
2030 Population - Five Year Projection	4,190	15,976	39,111
2020 Population - Census	3,622	15,173	38,483
2010 Population - Census	3,297	14,270	36,225
2020-2025 Annual Population Growth Rate	1.92%	0.57%	0.13%
2025-2030 Annual Population Growth Rate	0.92%	0.43%	0.18%
 HOUSEHOLDS			
2025 Households - Current Year Estimate	1,670	6,491	14,440
2030 Households - Five Year Projection	1,812	6,838	14,987
2020 Households - Census	1,413	5,994	13,743
2010 Households - Census	1,242	5,518	12,992
2020-2025 Compound Annual Household Growth Rate	3.23%	1.53%	0.95%
2025-2030 Annual Household Growth Rate	1.65%	1.05%	0.75%
2025 Average Household Size	2.30	2.25	2.24
 HOUSEHOLD INCOME			
2025 Average Household Income	\$90,326	\$92,077	\$92,360
2030 Average Household Income	\$98,927	\$99,923	\$100,197
2025 Median Household Income	\$73,626	\$76,387	\$75,620
2030 Median Household Income	\$79,558	\$81,572	\$80,565
2025 Per Capita Income	\$38,083	\$38,016	\$34,886
2030 Per Capita Income	\$43,154	\$42,467	\$38,867
 HOUSING UNITS			
2025 Housing Units	1,761	6,955	15,502
2025 Vacant Housing Units	91 5.2%	464 6.7%	1,062 6.9%
2025 Occupied Housing Units	1,670 94.8%	6,491 93.3%	14,440 93.1%
2025 Owner Occupied Housing Units	996 56.6%	3,631 52.2%	8,164 52.7%
2025 Renter Occupied Housing Units	674 38.3%	2,860 41.1%	6,276 40.5%
 EDUCATION			
2025 Population 25 and Over	3,027	10,643	23,293
HS and Associates Degrees	1,749 57.8%	5,718 53.7%	11,734 50.4%
Bachelor's Degree or Higher	1,061 35.1%	4,315 40.5%	10,352 44.4%
 PLACE OF WORK			
2025 Businesses	202	869	1,992
2025 Employees	4,162	16,156	37,877

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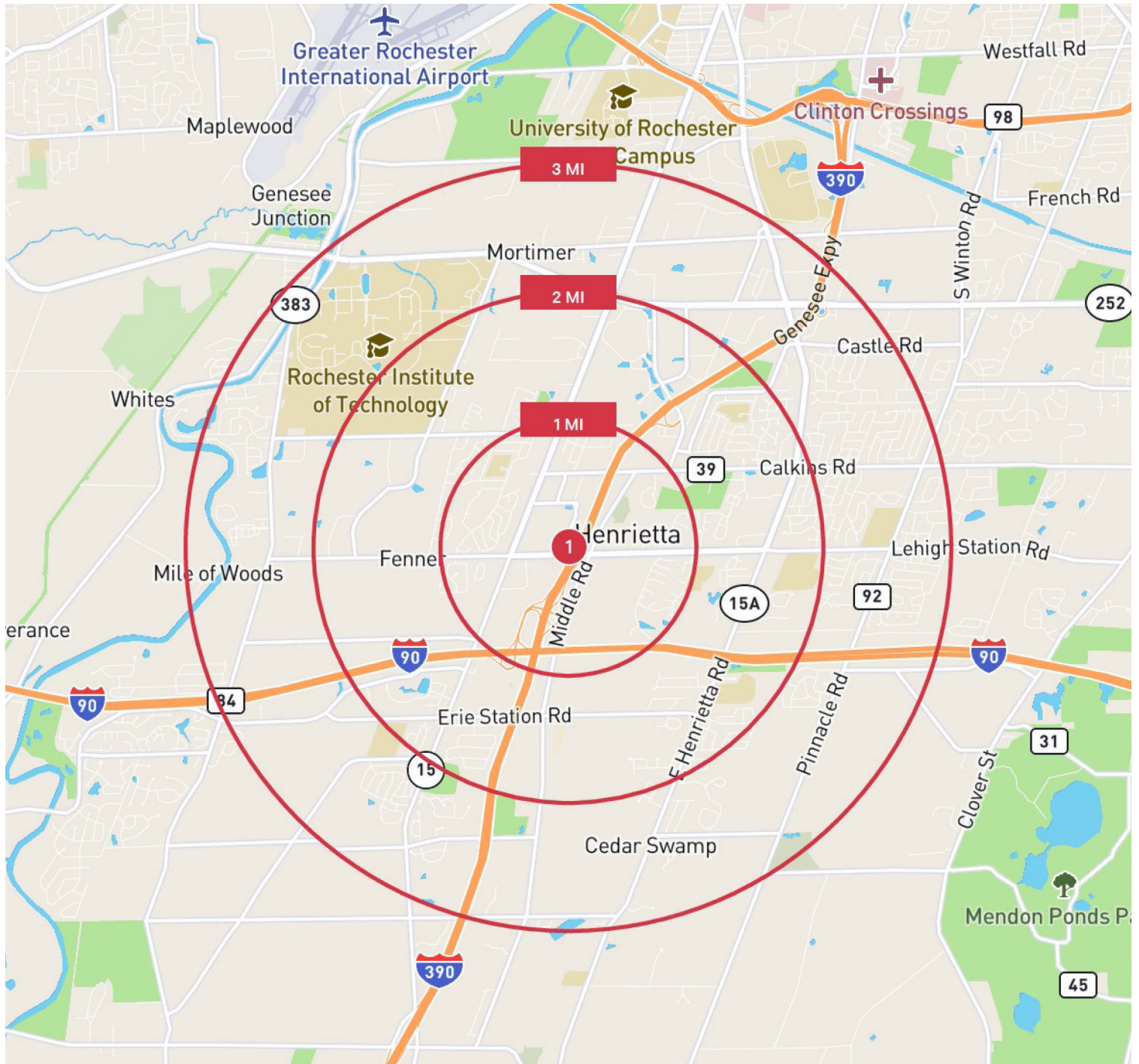
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