

FOR SALE/LEASE

30 MIRACLE MILE DR | ROCHESTER, NY 14620

43.082593, -77.634898



84,583 SF | ANCHOR BOX OPPORTUNITY | HIGH-DEMAND TRADE AREA | MIXED-USE REDEVELOPMENT



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OFFERING SUMMARY

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PROPERTY OVERVIEW

Caliber Commercial Brokerage is pleased to present a prime **for sale or lease opportunity** within **The Marketplace, the reimagined former Marketplace Mall**, featuring the former Dick's Sporting Goods space. This large-format box is ideal for retail, entertainment, fitness, office, medical, or adaptive reuse concepts.

Located along the highly trafficked **Jefferson Road corridor** in Henrietta with immediate access to I-390, the property sits within one of the **region's most dominant retail trade areas**, surrounded by a dense concentration of national retailers, restaurants, and service providers. The site is in close proximity to **Rochester Institute of Technology (RIT)** as well as the **University of Rochester (U of R)**, providing a strong base of students, faculty, and employment-driven traffic.

The Marketplace continues to evolve into a dynamic mixed-use destination, anchored by **UR Medicine Orthopaedics & Physical Performance Center**, supported by **new on-site senior living**, and further strengthened by the **proposed Mary Cariola Center campus**. Combined with nearby regional draws along Jefferson Road, these drivers create sustained daily traffic and position the property within one of the **most active commercial corridors in the Greater Rochester market**.



PROPERTY SUMMARY

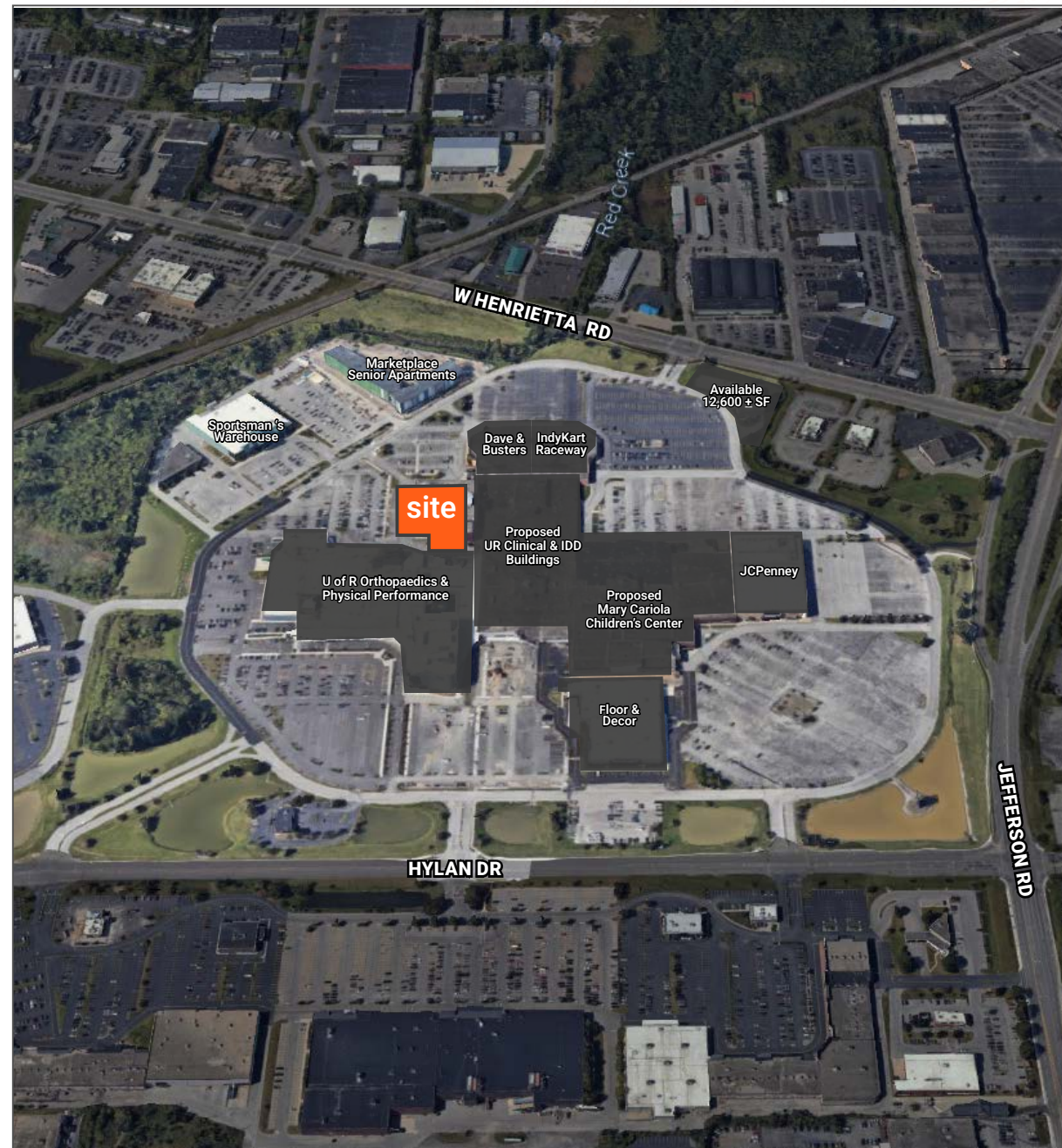
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PROPERTY SUMMARY

Property Address	30 Miracle Mile Dr, Rochester, NY 14620
County	Monroe
MSA	Rochester
Property Type	Retail/Office/Medical/Adaptive Reuse
Building Size	84,583 ± SF
Traffic Counts (VPD)	Hylan Dr: 17,278 / Jefferson Rd: 19,614 W Henrietta Rd: 24,422
Parking	Access to shared mall parking
Price	Upon Request

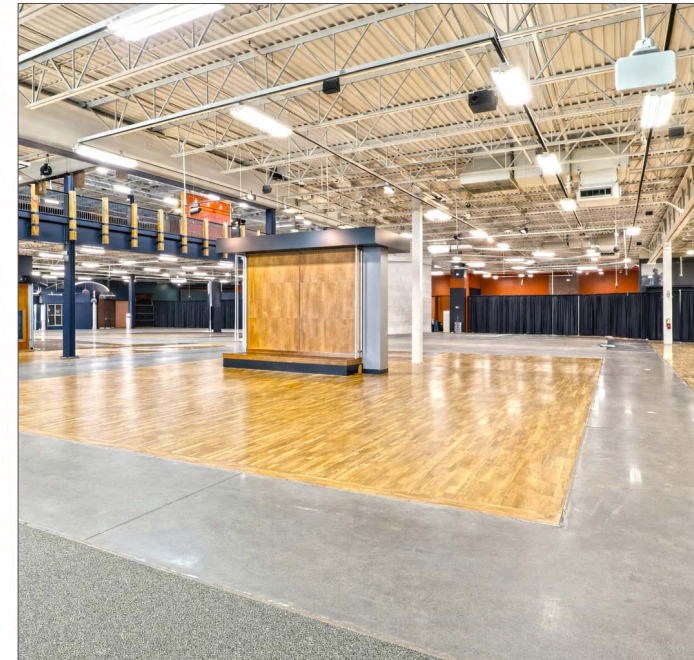
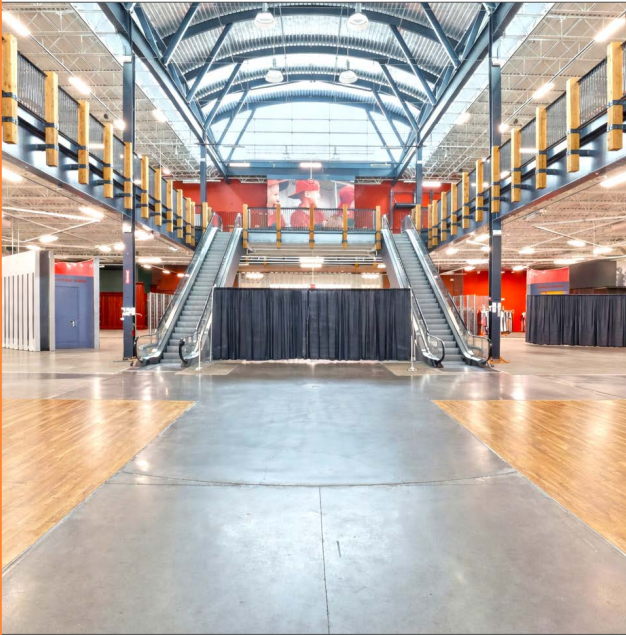
PROPERTY HIGHLIGHTS

- **Existing On-Site Tenants:** Dave & Buster's, Floor & Decor, Indy Kart Raceway, JCPenney, and UR Medicine Orthopaedics & Physical Performance Center
- **Marketplace Property (Outparcel & Adjacent Retail):** Sportsman's Warehouse, Best Buy, Target, Lowe's, and newly approved Ross Dress for Less
- **On-Site Senior Living:** Marketplace Senior Apartments, a 150-unit, four-story community completed in 2024
- **Major Medical Anchor:** The UR Medicine Orthopaedics & Physical Performance Center is a \$200M+ project totaling approximately 330,000 square feet, consolidating surgery, imaging, rehabilitation, and performance services and generating significant daily traffic
- **Strong Daytime Population:** Close proximity to Rochester Institute of Technology (18,000+ students), University of Rochester (11,000+ students) and Monroe Community College (7,600+ students)
- **Future Development:** The proposed Mary Cariola Center campus is expected to occupy a significant portion of the former mall footprint, integrating educational, clinical, and therapeutic services and adding substantial daily traffic
- **Key Attributes:** Excellent visibility, ample parking, and flexible large-format space within a revitalizing, high-traffic corridor



PROPERTY PHOTOS

30 MIRACLE MILE DR | ROCHESTER, NY 14620



PROPERTY PHOTOS

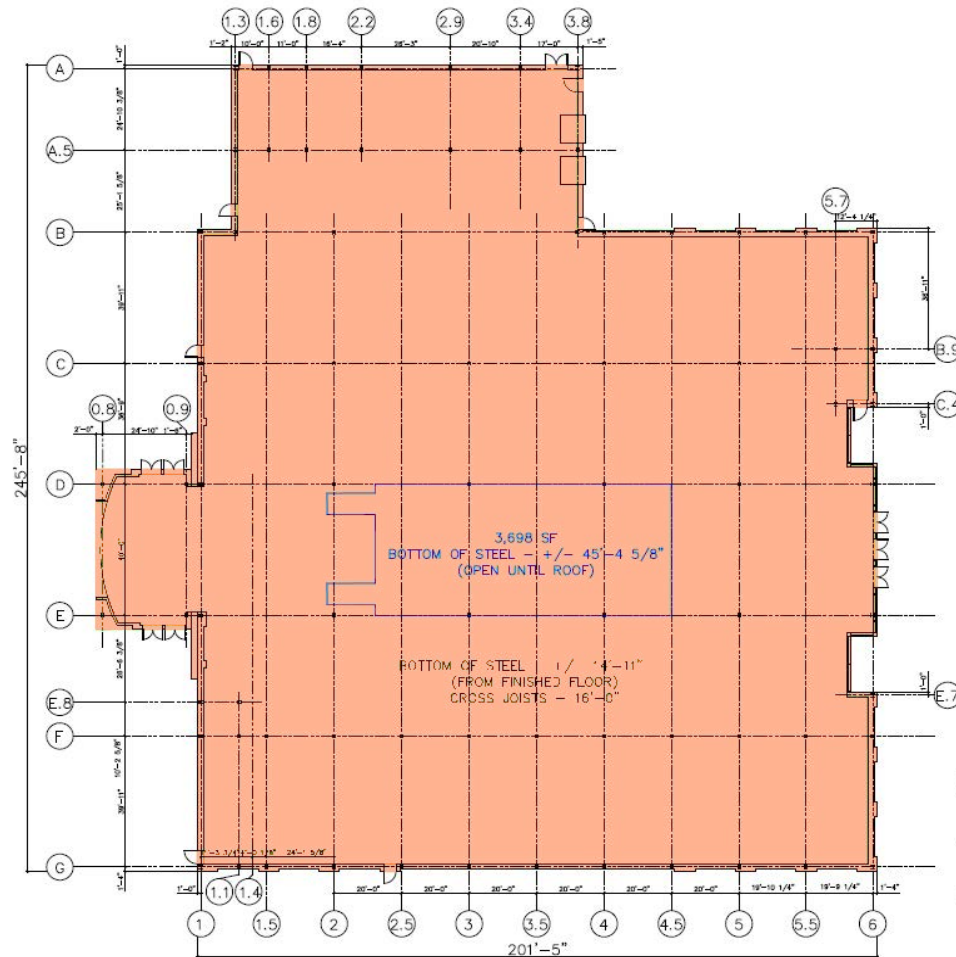
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FLOOR PLAN

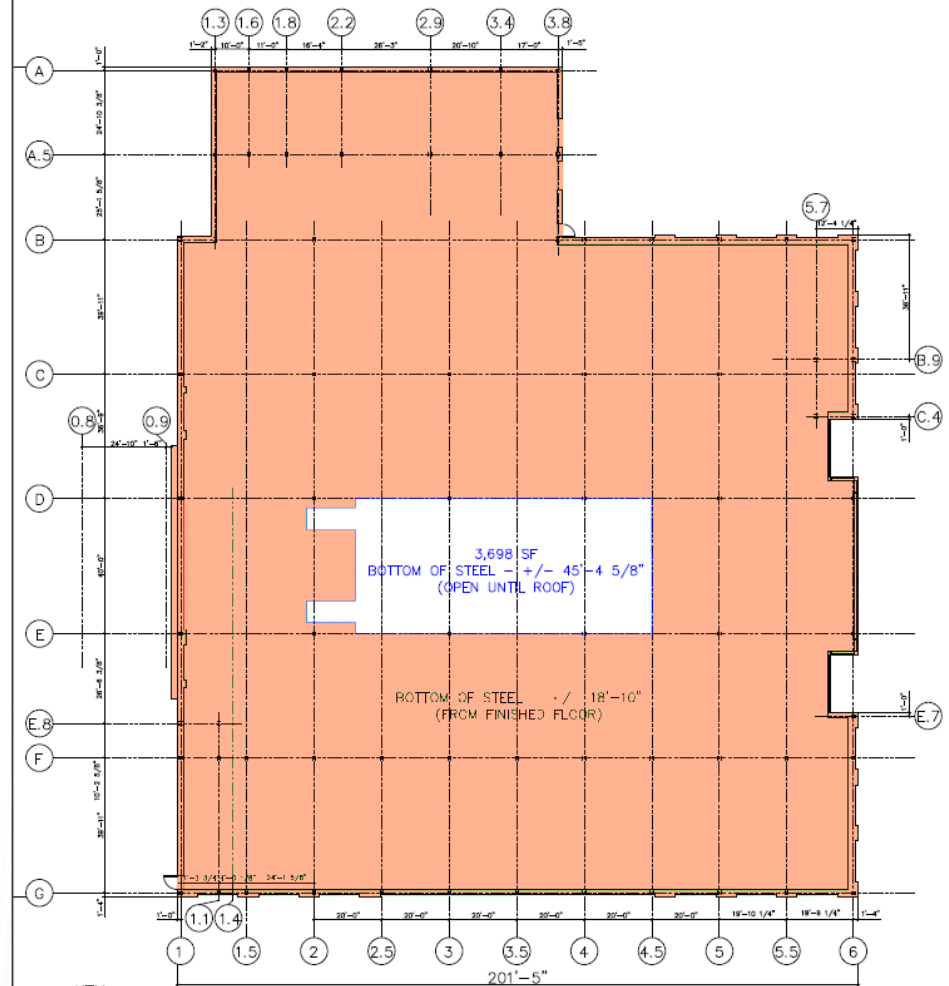
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FIRST FLOOR



KEY:
 — EXISTING WALL
 ■ PROPOSED TENANT RENTABLE AREA—SPACE #: Dick's (1st Floor) - 45,691 Sq. Ft.
 ■ NET AREA - 43,919 Sq. Ft.

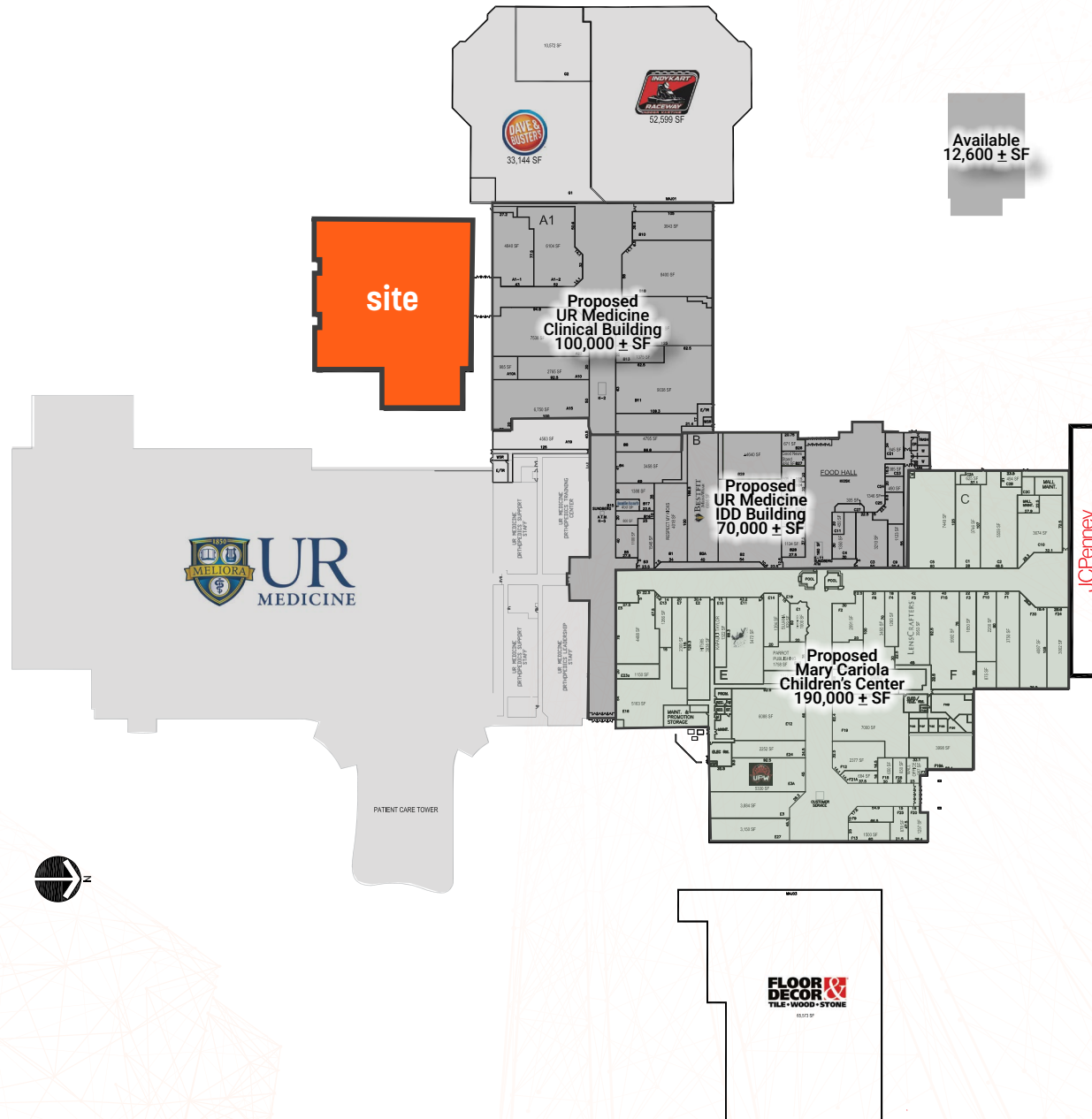
SECOND FLOOR



KEY:
 — EXISTING WALL
 ■ PROPOSED TENANT RENTABLE AREA—SPACE #: Dick's (2nd Floor) - 38,876 Sq. Ft.
 ■ NET AREA - 38,876 Sq. Ft.

SITE PLAN

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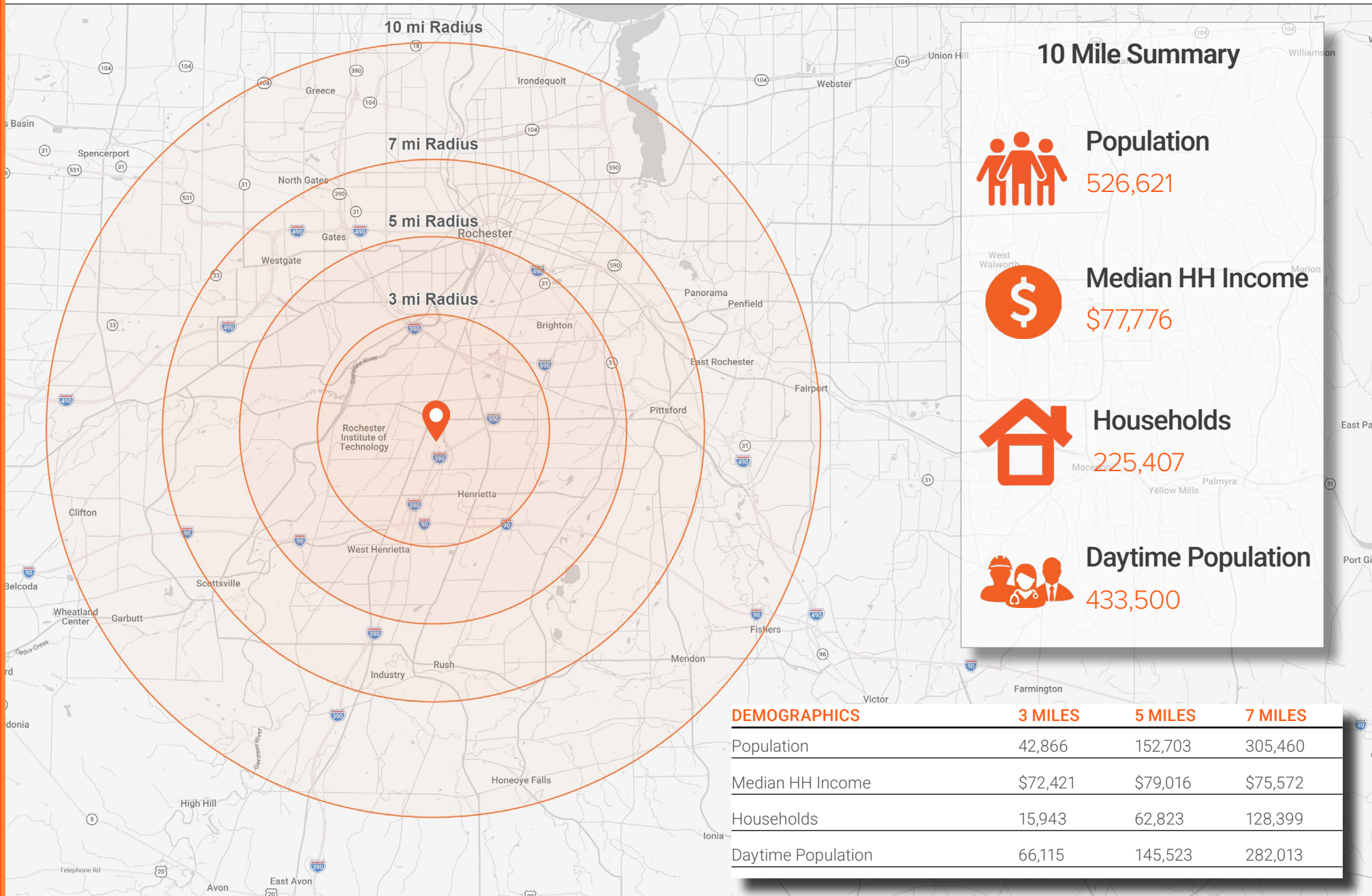
BIRDS-EYE AERIAL

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DEMOGRAPHIC SUMMARY

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10 Mile Summary



Population

526,621



Median HH Income

\$77,776



Households

225,407



Daytime Population

433,500

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Population	42,866	152,703	305,460
Median HH Income	\$72,421	\$79,016	\$75,572
Households	15,943	62,823	128,399
Daytime Population	66,115	145,523	282,013



Caliber Commercial Brokerage, LLC
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building relationships.
maximizing potential.

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