

FOR LEASE

Pad Site & Multiple Inline Spaces Available

 **Caliber**
Commercial Brokerage



TOWN CENTRE PLAZA

2199 E Henrietta Rd, Rochester, NY 14623

building relationships.
maximizing potential.

PROPERTY SUMMARY

Towne Centre Plaza | 2199 E Henrietta Rd, Rochester, NY 14623



PROPERTY SUMMARY

Property Address	2199 E Henrietta Rd, Rochester, NY
County	Monroe
MSA	Rochester, NY
Property Type	Retail
Building Size	103,895 ± SF
Lot Size:	49.58 ± Acres
Traffic Counts	E Henrietta Rd: 20,819 vpd
Parking	280+ Spaces
Lease Price	Upon Request
Space Available	Pad Site, 1,947-12,180 SF
Ground Lease Price (Pad Site)	Upon Request

PROPERTY HIGHLIGHTS

- 500' of road frontage
- 20,000 + vehicles per day in front of site
- Signalized access point
- Pylon signage visibility
- Adjacent to Wegmans, McDonald's, Starbucks, Tim Hortons, CVS
- Near dense residential neighborhoods
- 100+ unit apartment development coming across the street
- Ideal for QSR, medical, retail, or service use

LOCATION DESCRIPTION

Located in Rochester, NY, just off I-390, this site sits along E. Henrietta Road in the high-traffic South of Jefferson retail corridor. It's minutes from the commercial hub at Jefferson Road, surrounded by national brands and established neighborhoods, making it a key access point between residential communities and major shopping destinations.

SITE PLAN

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SITE PLAN

Tenant	Suite	SF
State Farm Insurance	001	716
Rana Asla Mart	002	2,428
Johnson, Ebony	003	1,350
Defining Edge Men's Studio	005	250
Miss Natale's Dance Center	006	3,000
Play Palace	007	9,450
Freeway Insurance	008	1,275
Available	08A	4,984
Doyle Security Systems, Inc.	08B	2,799
Available	009	4,477
Available	09A	2,422
Bobs Diner	010	2,625
Lilac Dance	13	4,641
ReStore: Habitat for Humanity	014	14,100
So Fresh So Clean	14A	4,673
Available	015	1,947
United Cleaners	016	2,792
Chef King Chinese Restaurant	018	3,068
Available	020	10,180
Auto Zone	021	11,169
ROC City Ninja	026	11,281
East Ave Barbell	027	4,268
Pad Site		

- Potential Development or Additional Parking
- Car Wash Separately Parceled

BIRDSEYE AERIAL

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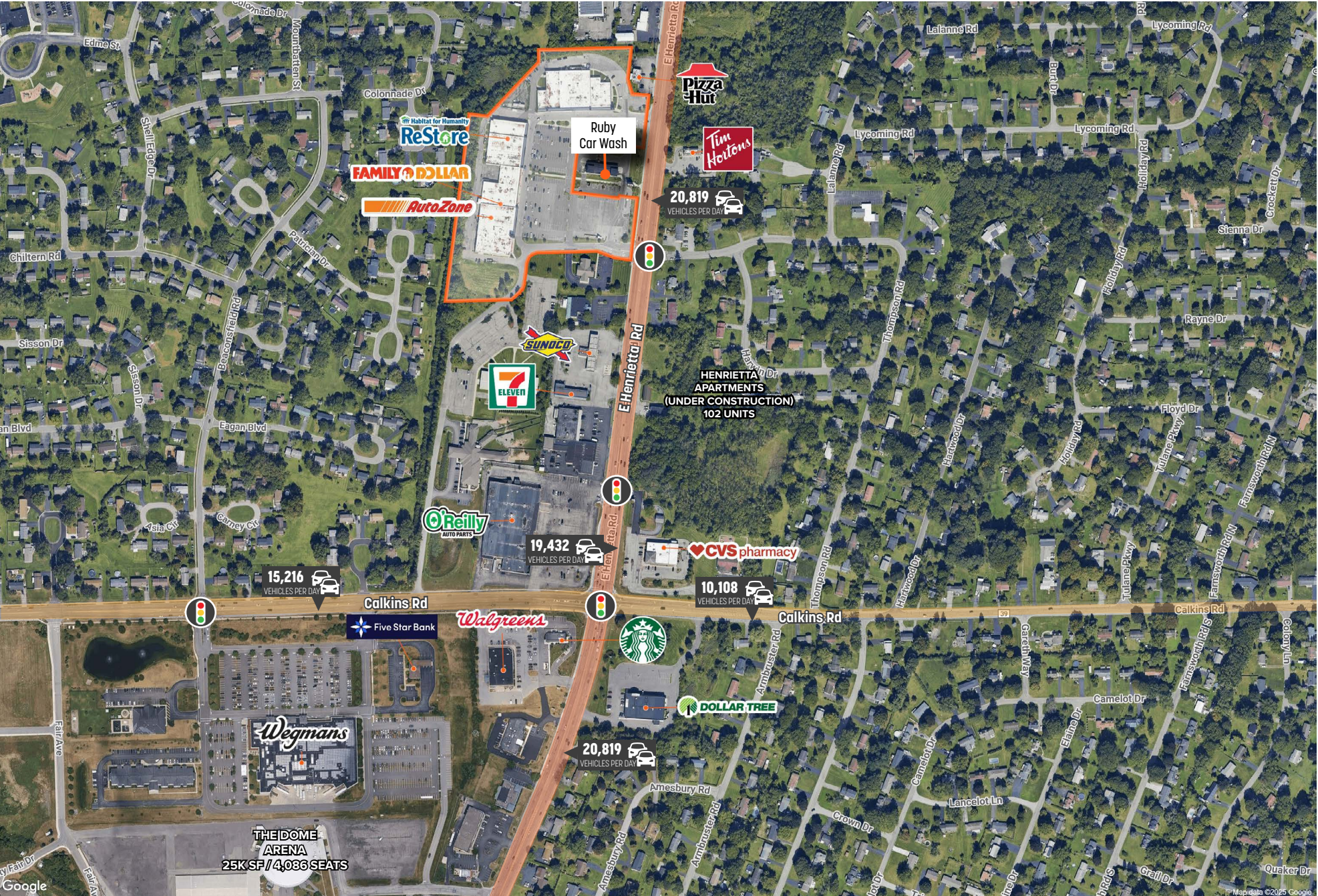
PROPERTY PHOTOS

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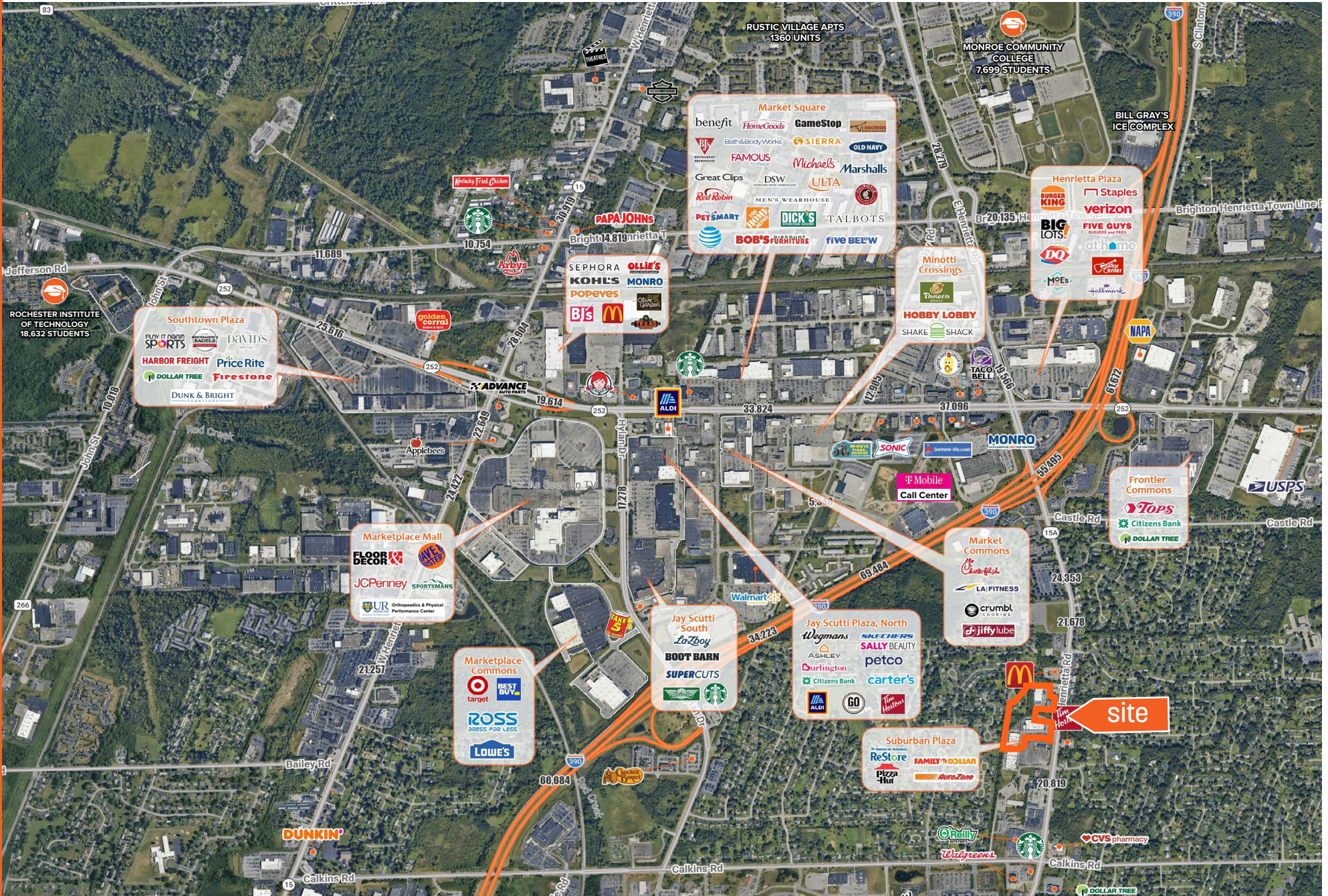
SITE AERIAL

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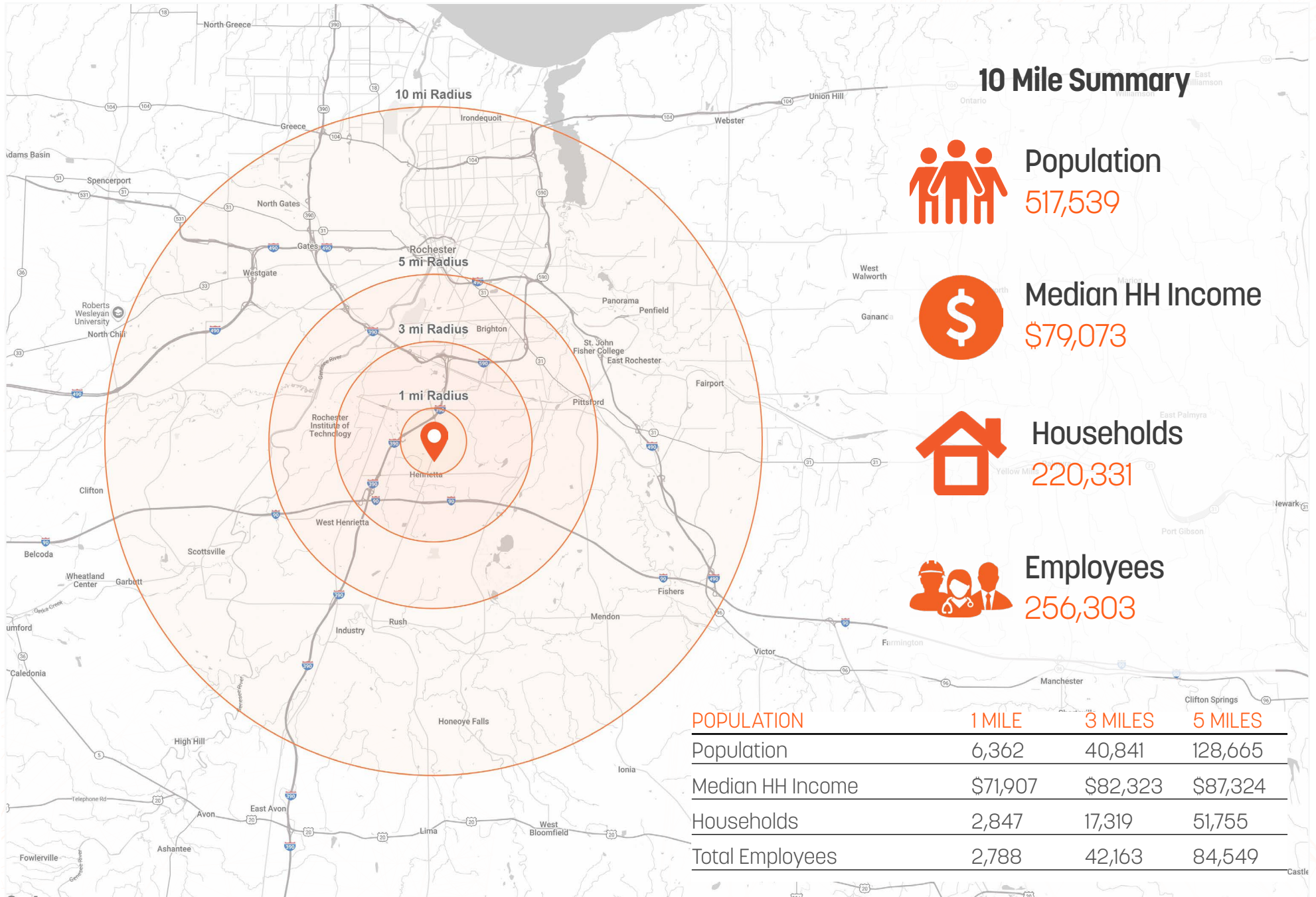
MARKET AERIAL

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DEMOGRAPHICS SUMMARY

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10 Mile Summary



Population
517,539



Median HH Income
\$79,073



Households
220,331



Employees
256,303

POPULATION

	1 MILE	3 MILES	5 MILES
Population	6,362	40,841	128,665
Median HH Income	\$71,907	\$82,323	\$87,324
Households	2,847	17,319	51,755
Total Employees	2,788	42,163	84,549

EXCLUSIVELY REPRESENTED BY

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