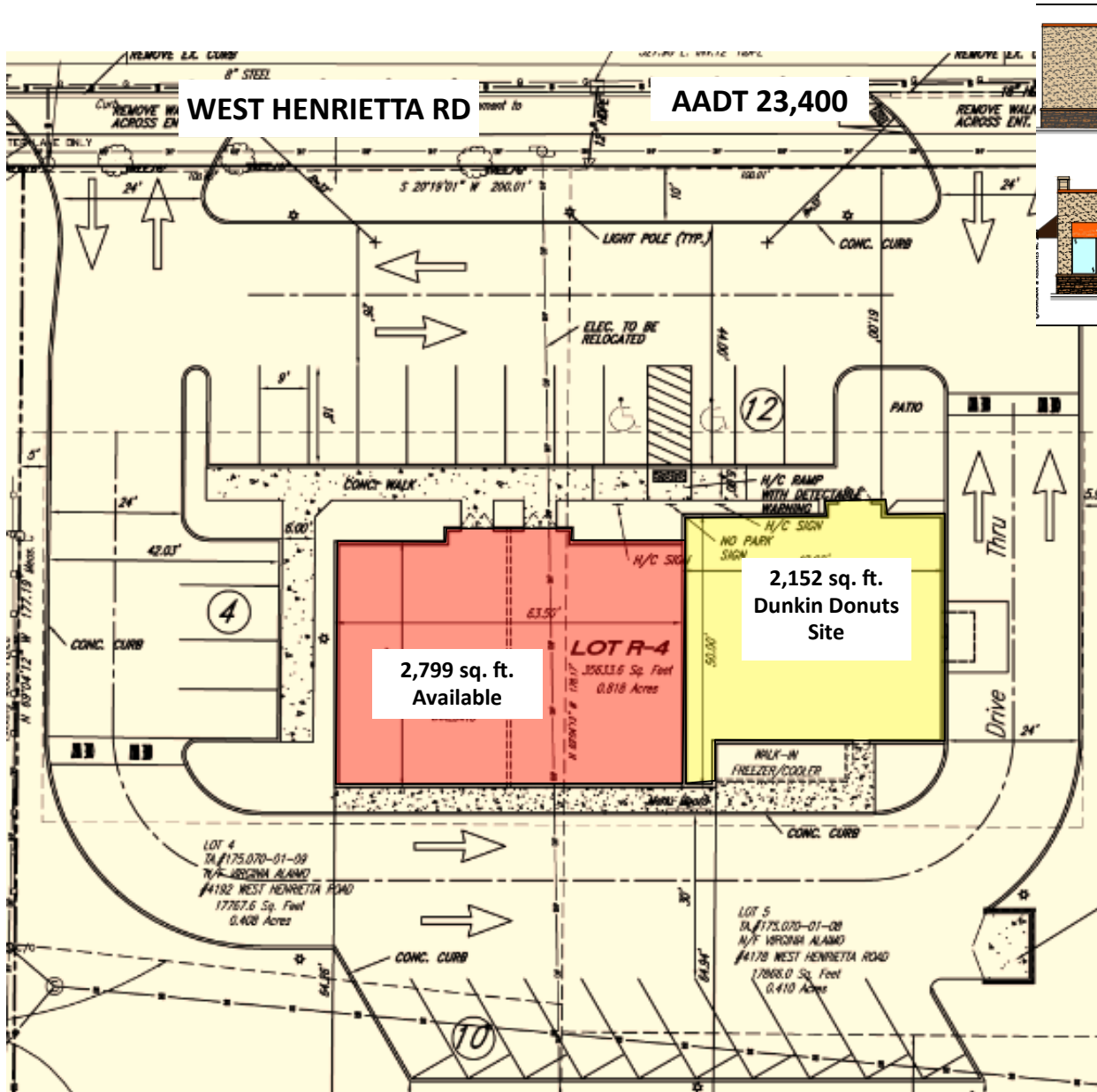


New Build. Retail Opportunity Available

4178 W. Henrietta Rd. Rochester, NY 14623



Site Highlights

- +/- 2,799 Sq Ft Available
- Sits on 0.83 Acres
- New Construction
- Owner Willing To Subdivide

Pricing

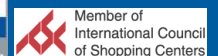
- Lease Rate: Negotiable

Submarket Highlights

- Strong Commercial Corridor on W. Henrietta Rd with 23,535 AADT Count
- Easy Access to I-390 and I-90

For More information
PLEASE CONTACT:

Richard L. Rock
(585) 217-7800 | (585) 279-8019
RRock1@remax.net



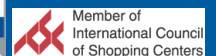
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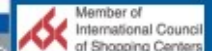
DEMOGRAPHIC SNAPSHOT	1-mi.	3-mi.	5-mi
2012 Total Population	5,001	40,204	99,475
2012 Households	1,878	14,635	36,679
% Population Change 2010-2012	2.99%	1.62%	1.21%
% Household Change 2010-2012	2.62%	1.31%	0.90%
2012 Household Income: Average	\$56,181	\$60,778	\$65,842



Great Visibility On West Henrietta Rd Next To The New Dunkin Donuts Location

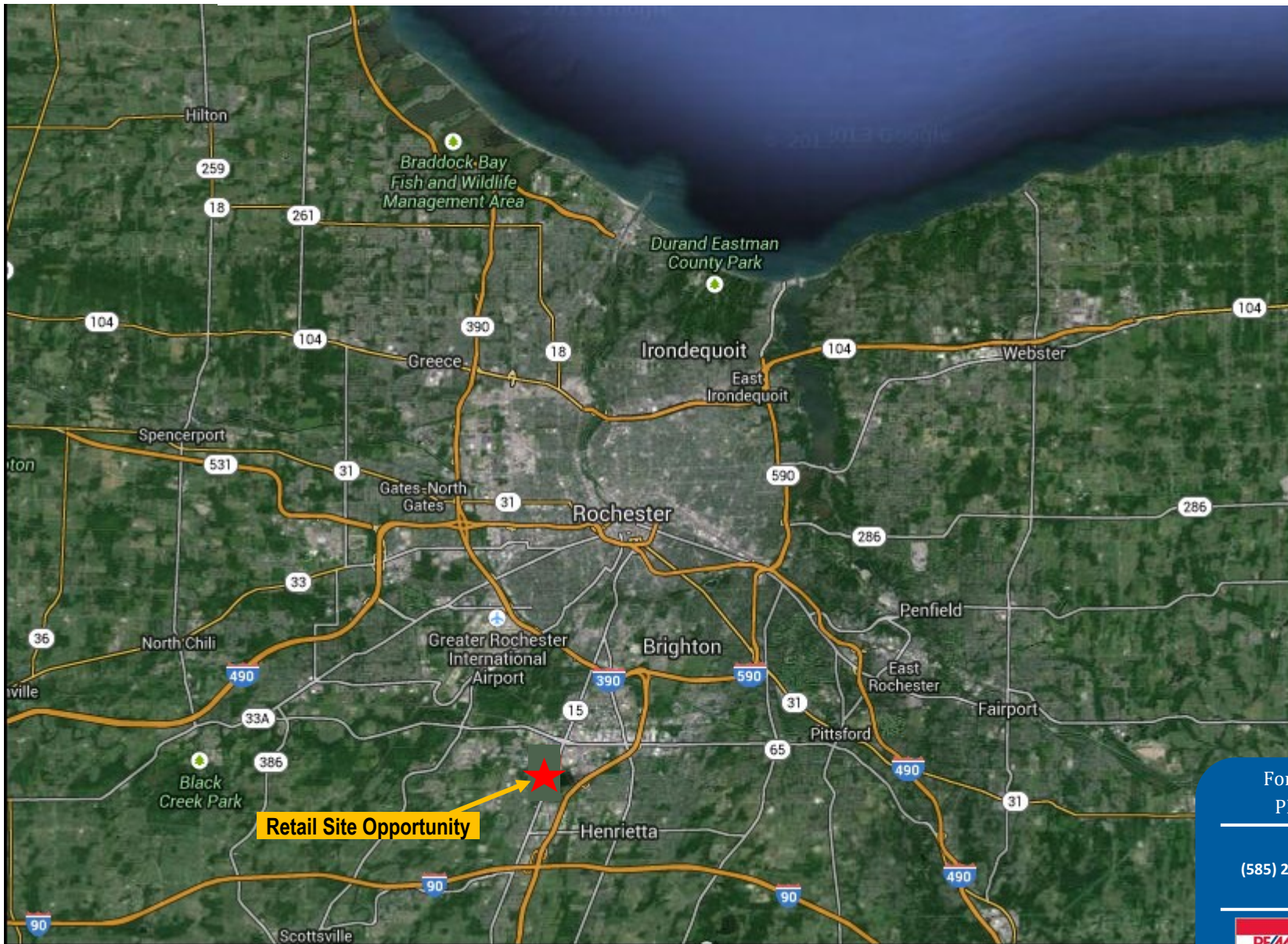
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