



Property Highlights

- 1.40 Acres
- 302 Feet of Frontage
- Excellent visibility and high traffic counts
- Located across from The Rochester Institute of Technology (15,989 students)
- Park Point at RIT Collegetown development is located immediately across the street

Traffic Counts				
Jefferson Road	27,142 AADT			
Brighton Henrietta Townline Road	11,795 AADT			
Source	NYS DOT			
Demographic	1 Mile	3 Miles	5 Miles	
Population	3,282	44,946	160,488	
Households	1,267	15,312	64,009	
Average Income	\$53,892	\$62,650	\$66,835	
Daytime Employees	5,932	44,946	160,488	
Source	ESRI			



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