



**AVAILABLE FOR
SALE OR LEASE**

3740 West Henrietta Rd
Henrietta, NY 14623

3,242 +/- SF Free-Standing Building

**Well located retail property in the heart of
dealership row**

370 Woodcliff Drive, Suite 210
Fairport, New York 14450
+1 585 248 9426
pyramidbrokerage.com

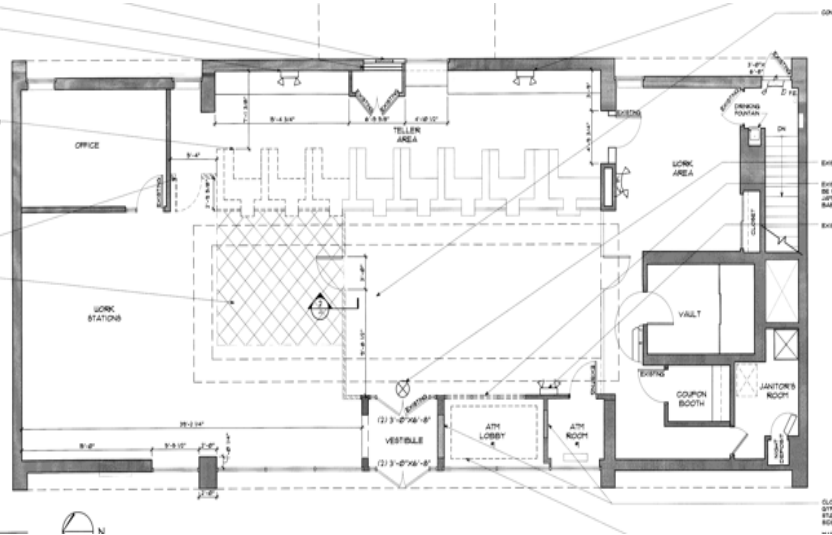
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3740 West Henrietta Rd Henrietta, NY 14623



Property Highlights:

- 3,242 sq.ft former bank branch with vault and 2-lane drive-thru in place
- Parking for up to 28 cars on 0.64 acre lot
- Building and pylon signage available
- Excellent visibility to over 21,000 cars per day
- Located adjacent to CarMax in the heart of “dealer row”
- Available for sale or lease



Contact

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38,959
POPULATION
Within 3 Miles

139,532
POPULATION
Within 5 Miles



\$80,406
AVG. HH INCOME
Within 3 Miles

\$95,194
AVG. HH INCOME
Within 5 Miles



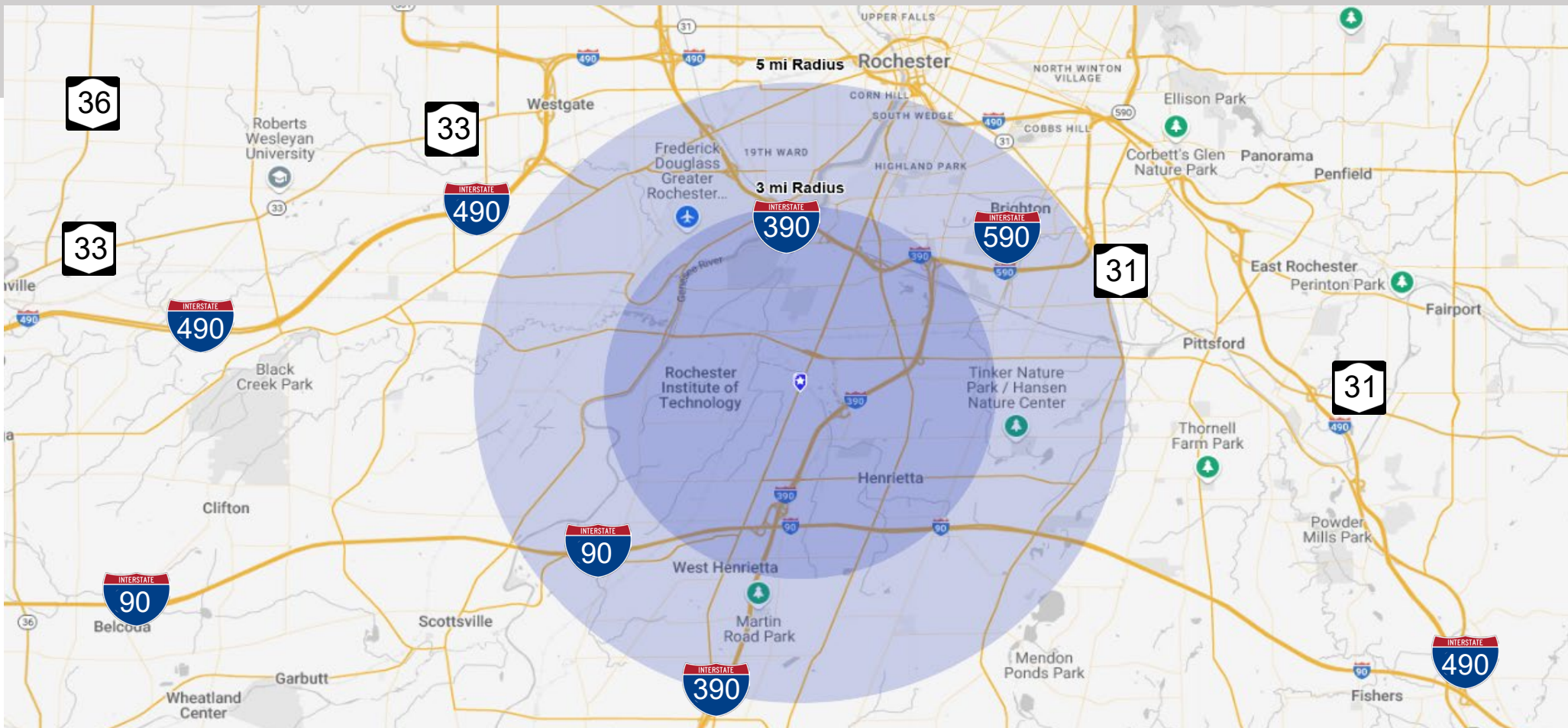
14,333
HOUSEHOLDS
Within 3 Miles

56,290
HOUSEHOLDS
Within 5 Miles



29.4
AVG. AGE
Within 3 Miles

34.7
AVG. AGE
Within 5 Miles

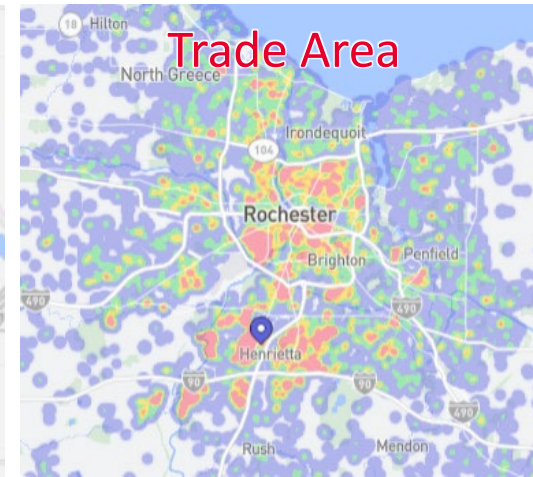


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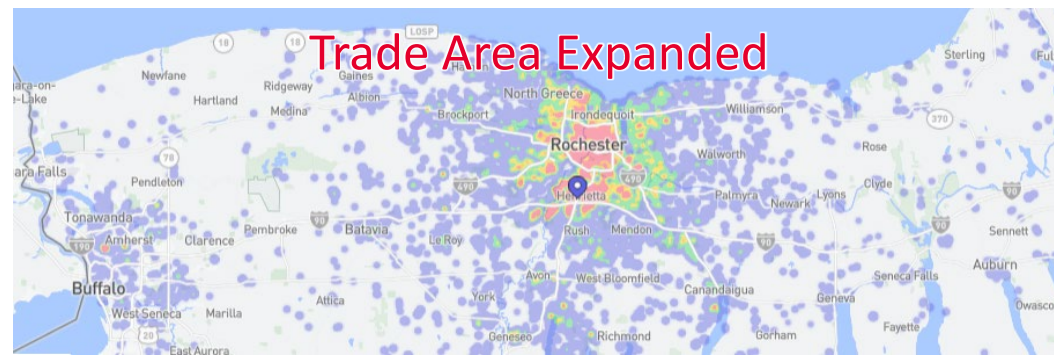
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Dealership Row



Trade Area



Trade Area Expanded

Visitation Data

Total annual visits	766,000
Unique visitors	240,600
Average dwell time	35 Minutes
Total Size	3.8 M sq ft.