



FOR SALE

4 ± ACRE PRIME DEVELOPMENT SITE | MINUTES FROM RIT

EXCLUSIVE CONTACTS

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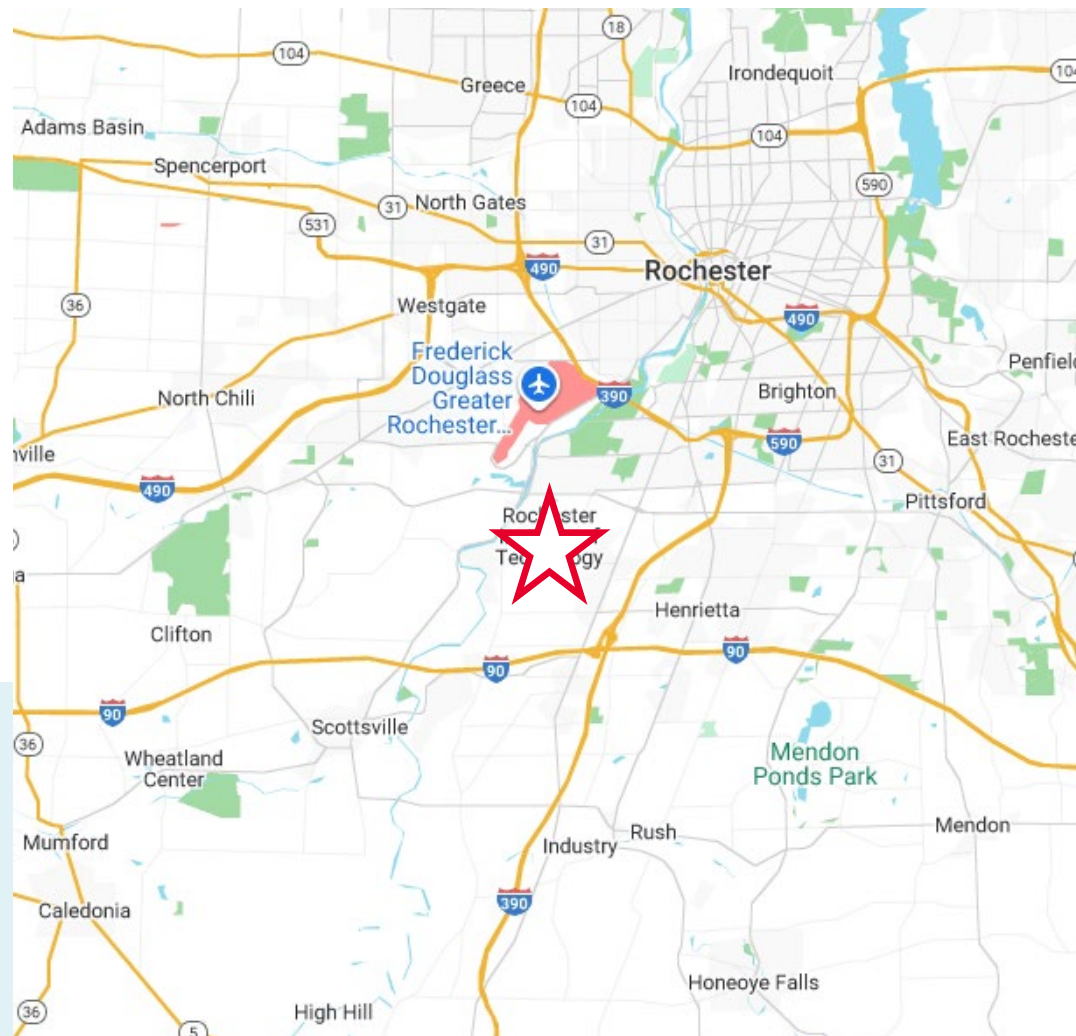
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PREMIER LAND OFFERING

Property Highlights

- Total offering includes $\pm$ 4 acres of prime development land
- Located minutes from RIT, I-390, and the Rochester Airport
- Positioned in Henrietta's major industrial corridor near Paychex, Lake Beverage, Brinkman Precision, Forteq North America,
- Potential for industrial, multifamily, retail, or residential development
- Highly visible location with frontage along Park Centre Drive and convenient access to Bailey Road
- Attractive demographics and heavy daytime population driven by RIT and nearby tech/industrial employers
- **Asking Price: \$500,000**

Demographics	1 Mile	3 Miles	5 Miles
Population	6,202	29,525	103,302
Households	728	9,996	39,140
Median H.H. Income	\$71,544	\$71,646	\$75,396
Median Age	21.3	28.2	34.4
Source:	ESRI		



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Drive Time Report

RIT	2.9 Miles (7 Min)
I-390	3.2 Miles (8 Min)
City of Rochester	12.1 Miles (21 Min)
Rochester International Airport	4.3 Miles (9 Min)