CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

3150 West Henrietta Road
Rochester, NY



3,432 ± SF OF PRIME RETAIL SPACE AVAILABLE

EXCLUSIVE CONTACT

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Property Information

FOR LEASE

RETAIL SPACE AVAILABLE

Property Highlights

- 3,432± SF Endcap
- Highly visible
- Possibility of a drive-thru or pickup window
- 752 Parking spaces on site
- Co-tenants: Kohls, Lumber Liquidators, Ollies Bargain Outlet, Texas Roadhouse and the Warrior Factory
- Visible from Jefferson Road
- Proximity to RIT
- Across the street from U of R *NEW* orthopedic campus
- Proximity to the I-390
- Ideal for traditional retail, medical retail, professional office, fitness, quick service restaurant and boutique retail



Demographic	1 Mile	3 Miles	5 Miles
Population	2,885	50,022	167,182
Average H.H. Income	$48,229	$66,396	$70,295

Source: ESRI Business Analyst 2026

Traffic Counts	
Jefferson Road	28,390 AADT
West Henrietta Road	25,892 AADT

Source: SitesUSA

Building Features	
Building Size	3,432± Sq. Ft.
Lot Size	15.2± Acres

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Retail Aerial Map



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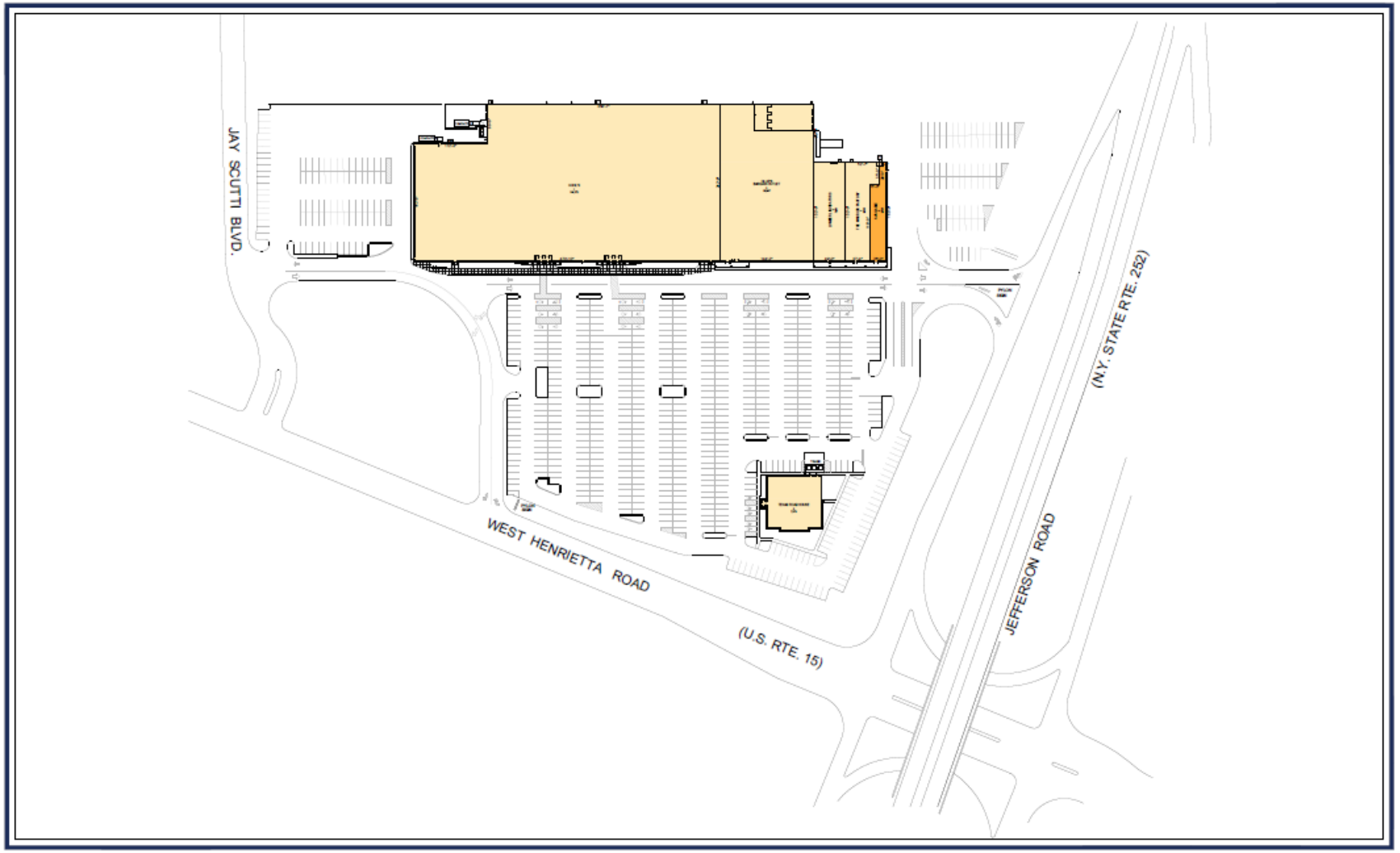
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Site Plan



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URBAN **EDGE**

HENRIETTA COMMONS

3150 WEST HENRIETTA ROAD EAST, HENRIETTA, NY, 14467, MONROE COUNTY

SPACE 5

LOD

JANUARY 29, 2025

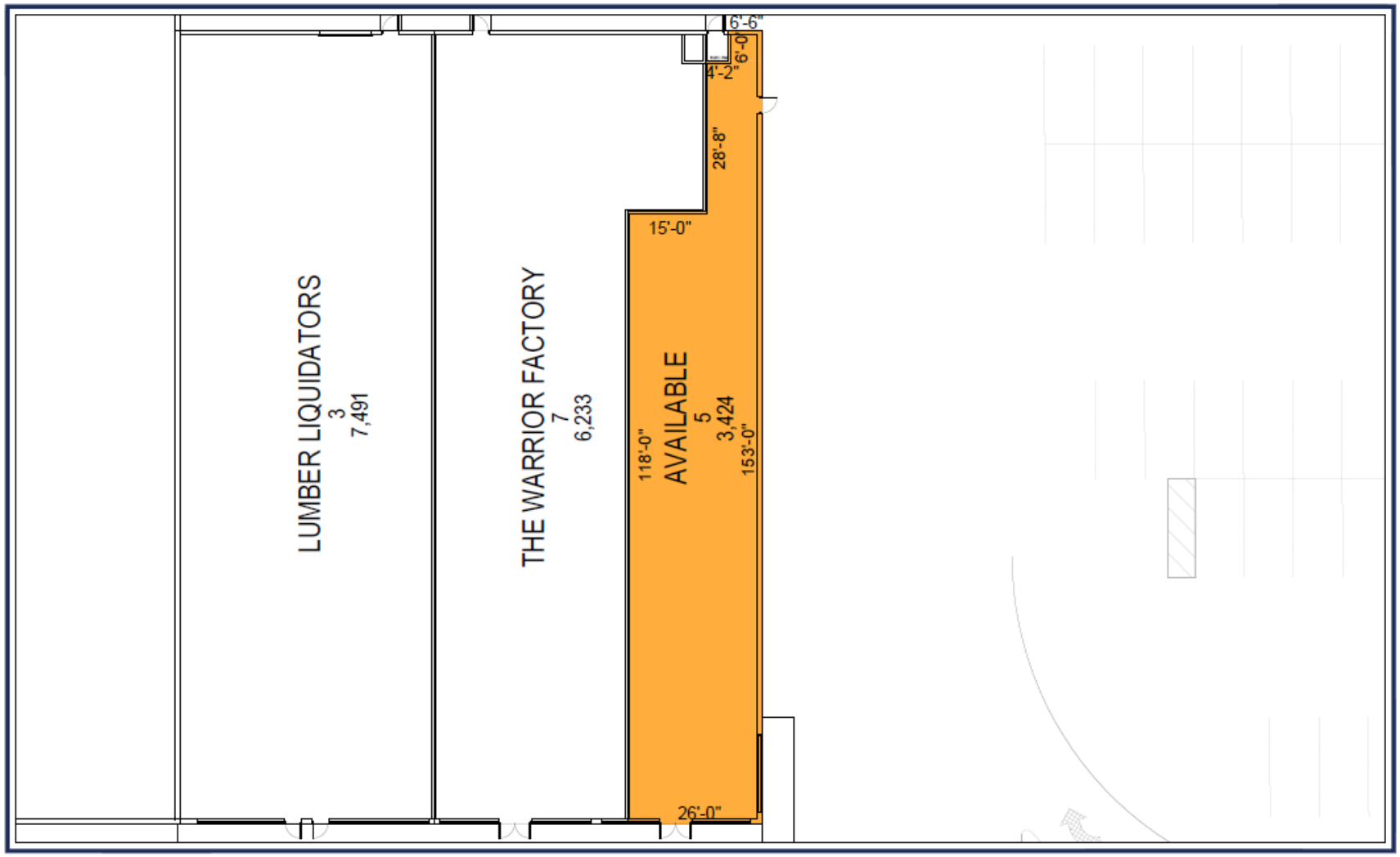
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Lease Outline Drawing



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