

# 400 Jefferson Road, Henrietta NY 14623

FOR LEASE | TURN-KEY, IN-LINE RETAIL SPACES and/or WAREHOUSE SPACE



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# SITE SUMMARY / 400 Jefferson Road, Henrietta NY 14623

## Property Overview

Centrally located in Rochester's Henrietta Retail market on Jefferson Road, the Henrietta Jefferson Plaza presents a well-established center with long-term tenants. Subject space is 31,049 SF and 1,105 SF. Enjoy proximity to University of Rochester (3 miles) & Rochester Institute of Technology (1 mile). Tremendous opportunity to fill back a retail space with the advantage of having your own Pylon sign in the center.

**Suite 7** can be divisible down to 20,000 SF. The premises can also be partially used as industrial with the +/- 10,000 SF of space being permitted to be subdivided for warehouse use. The site has 3 loading dock ramps and two warehouses as current set up. **Suite 6** is a turn-key rental, see site plan on page 4 for suite photo.

## Property Highlights

- 3 Loading Dock Ramps
- Excellent Visibility
- Signage Opportunity
- 3 curb access points

### Available SF

1,105 - 31,049 SF

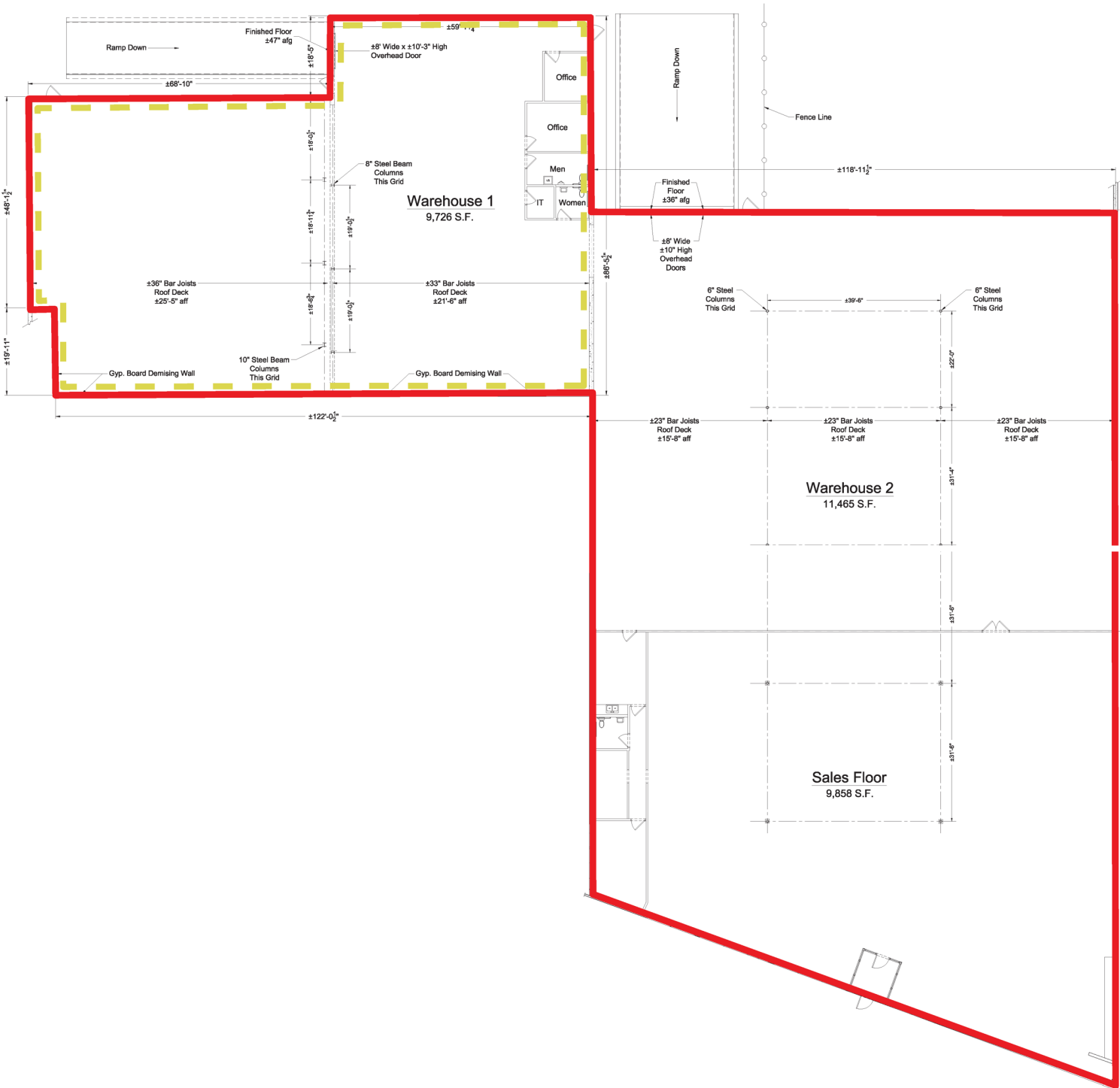
### Lease Rate

Contact Broker



POTENTIAL, SUBDIVIDED WAREHOUSE SPACE

## SUITE 7 FLOOR PLAN



## Vacant Space

## Potential Industrial Warehouse Space

(can be subdivided from the 31,049 SF that is available, if needed.)





## TENANT INDEX

1	REVOLUTION KARAOKE	5,706 SF
2	MISFITS DISPENSARY	3,819 SF
3	D.P. DOUGH	1,721 SF
4	CAFE 35	722 SF
5	KINGS BILLIARDS & BAR	11,585 SF
6	AVAILABLE	1,105 SF
7	AVAILABLE	31,049 SF
8	GROSSMAN'S BARGAIN OUTLET	27,620 SF
9	BILL'S CARPET & FURNITURE CENTER	20,000 SF
10	AMVET THRIFT STORE	26,901 SF
11	THE TILE SHOP	25,000 SF
12	COCO GARDEN MALAYSIAN	4,000 SF
13	DUMPLING HOUSE	3,064 SF

■ AVAILABLE SPACES

- - - DEVELOPMENTAL PAD SITES



JEFFERSON ROAD



#### 4 Henrietta Commons

KOHL'S SEPHORA OLLIE'S  
WAR-RIOR TEXAS RAYMOUR  
ROCKEETER'S of Flamingo POPEYES

MC Monroe Community College  
STATE UNIVERSITY OF NEW YORK  
23,000+ Students (2021-22)

#### 3 Market Square

ULTA SIERRA THE HOME  
FAMOUS Wagner five BEL'W  
footwear CARPET & FLOORINGS  
OLD NAVY PartyCity Marshalls  
LONGHORN PETSMART Red Robin CHIPPERS

#### 2 Jay Scutti North

Wegmans petco Panera UPS  
SKECHERS City Mattress Burlington  
carter's RACHEL'S JARED

#### 1 THE MARKETPLACE MALL

JCPenney DICK'S SPORTING GOODS FLOOR DECOR  
claire's INDYKART RACEWAY EXPRESS  
LENSCRAFTERS TORRID DAVE & BUSTERS

#### 400 JEFFERSON RD

The Tile Shop

home OUTLET  
Kitchens, Baths, Floors & More

Bill's CARPET CENTER



Access From  
Henrietta Road

W HENRIETTA ROAD

JEFFERSON ROAD / 19,602 VPD

W HENRIETTA ROAD / 23,400 VPD

#### 5 South Town Plaza

AMERICAN FREIGHT HARBOR FREIGHT  
FURNITURE - MATTRESS  
DOLLAR TREE Firestone  
JOANN Bank of America

NORTHWEST AERIAL



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# RIT

Rochester  
Institute of  
Technology

RIT offers the following degrees: doctoral (Ph.D.) programs, master's degree programs: Master of Architecture (M.Arch.), Master of Business Administration (MBA), Master of Engineering (ME), Master of Fine Arts (MFA), Master of Science (MS), and Master of Science for Teachers (MST); bachelor's degree programs: Bachelor of Fine Arts (BFA) and Bachelor of Science (BS); and associate degree programs: AS, AOS, AAS. 19,700+ Students (Fall 2022)

ROC

FREDERICK DOUGLASS  
GREATER ROCHESTER INTER-  
NATIONAL AIRPORT

5.2 Miles from 400 Jefferson Road

5

ROC GRIT

6

6

ROCHESTER  
FLOORING  
KITCHEN & BATH INC

CARPET  
ONE  
FLOOR & MORE

Salvatore's  
OLD FASHIONED  
PIZZERIA  
salvatores.com

SpeedPro  
Great Dig. Graphics

400  
JEFFERSON RD

The Tile Shop

home OUTLET  
Kitchens, Baths, Floors & More

Bill's  
CARPET  
CENTER

AMVETS

U.S. DEPT. OF  
VETERANS AFFAIRS

SITE

5

South Town  
Plaza

AMERICAN FREIGHT  
FURNITURE - MATTRESS

Planet Fitness

HARBOR FREIGHT  
QUALITY TOOLS LOWEST PRICES

THE BAGELS

DOLLAR TREE

Firestone

Advance! Auto Parts

JOANN

Bank of America

AMVETS

NORTHEAST AERIAL

REN

JEFFERSON ROAD / 19,602 VPD

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