

400 Jefferson Road, Henrietta NY 14623

FOR LEASE - IN-LINE RETAIL SPACE 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. Space 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.

Property Highlights

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

Available SF

1,105 - 31,049 SF

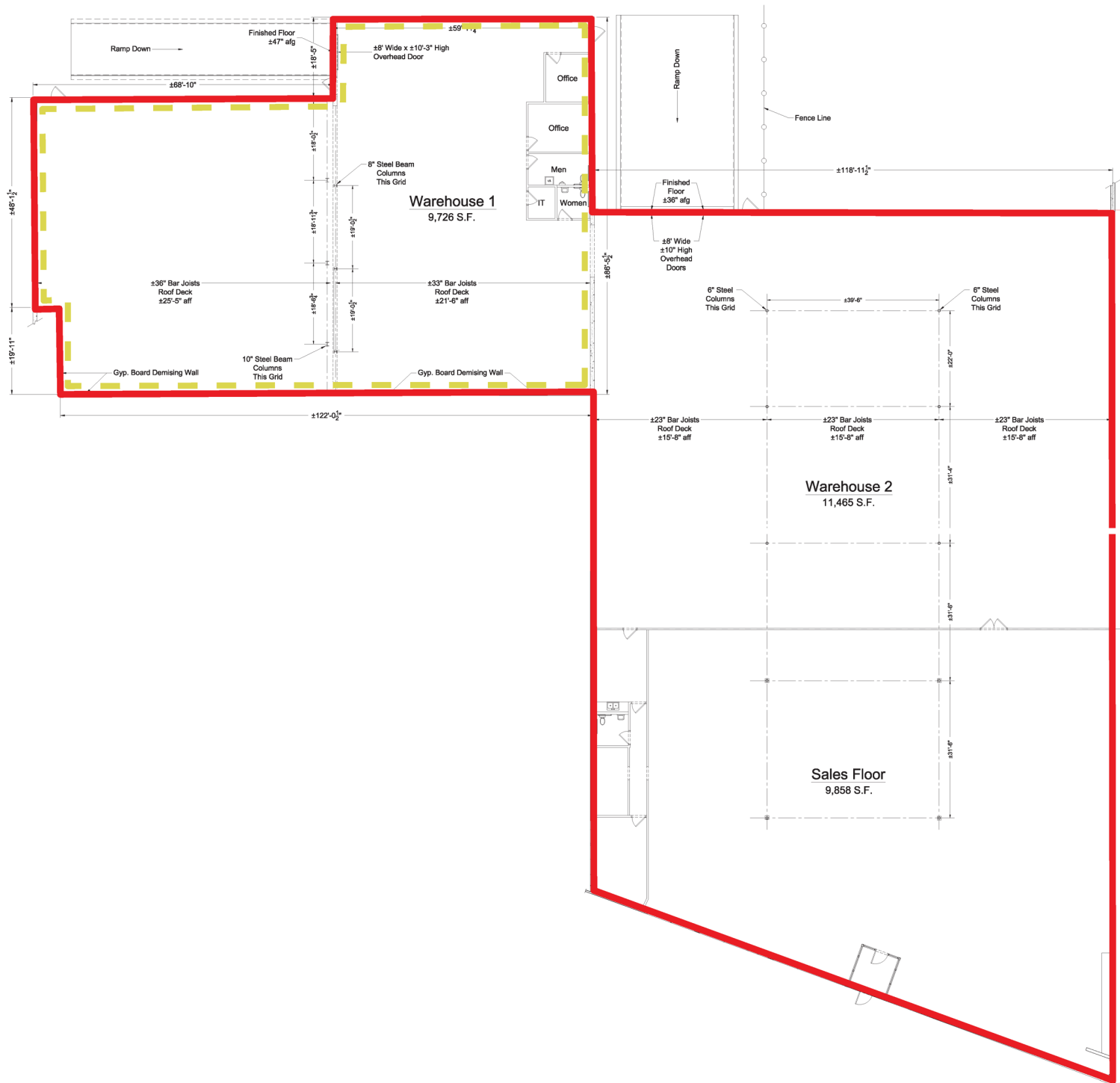
Lease Rate

Contact Broker



POTENTIAL, SUBDIVIDED WAREHOUSE SPACE

FLOOR PLAN / 400 Jefferson Road, Henrietta NY 14623



- 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



TRAFFIC SIGNAL

JEFFERSON ROAD

4 Henrietta Commons

KOHL'S SEPHORA OLLIE'S
WAR-RIOR TEXAS RAYMOUR
ROCKETS OF FANGUIN 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
STEAKHOUSE

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

AMVETS

D.P. Dough

NORTHWEST AERIAL

REN

5 South Town Plaza

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

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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

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