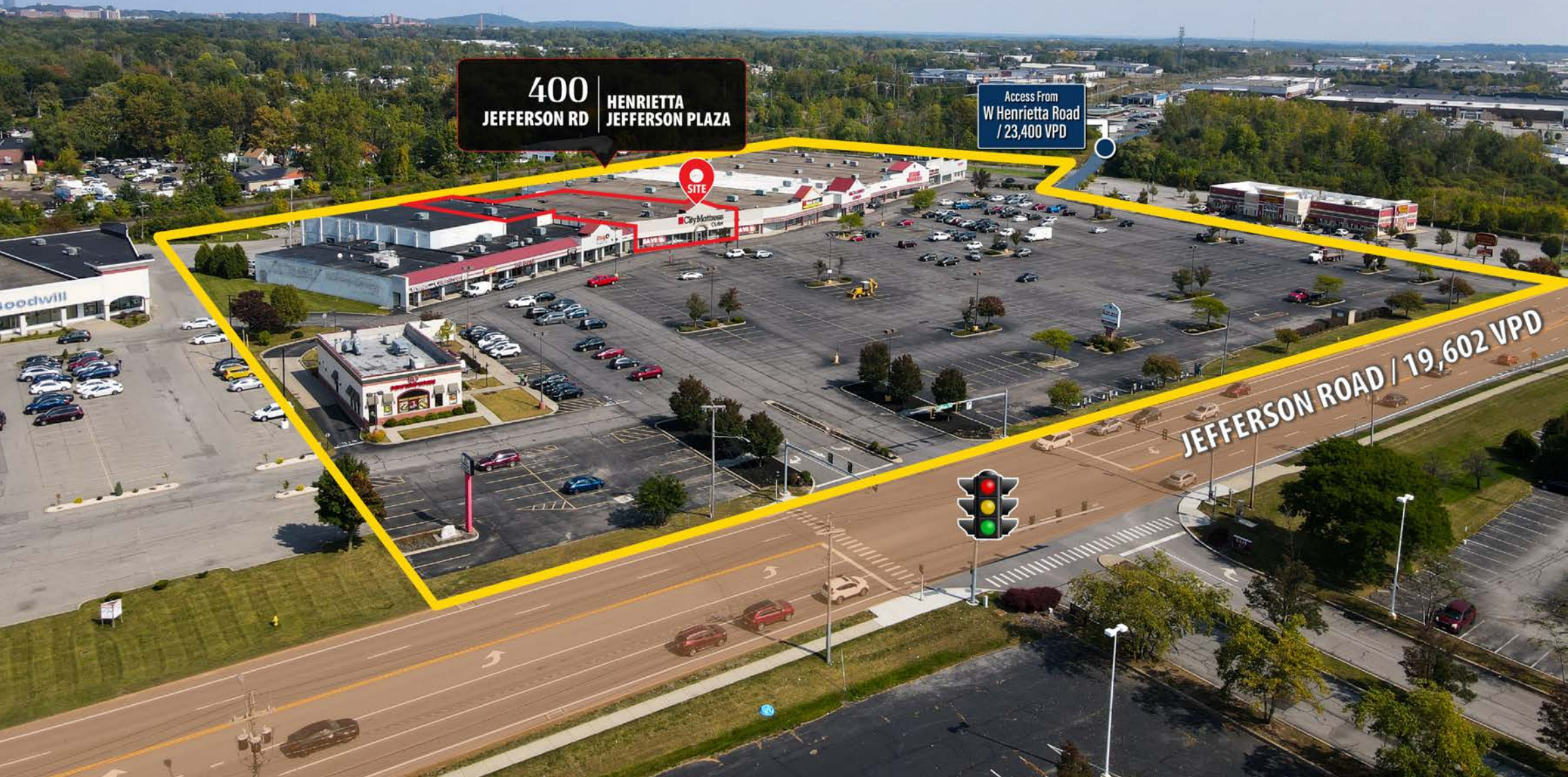


400 Jefferson Road, Henrietta NY 14623

FOR LEASE - IN-LINE RETAIL SPACE and/or WAREHOUSE SPACE



400 | HENRIETTA
JEFFERSON RD | JEFFERSON PLAZA

Access From
W Henrietta Road
/ 23,400 VPD

JEFFERSON ROAD / 19,602 VPD



TIN TIN REN
646.830.0339
LIC# 10491210256
tintin@renmgtgroup.com

JASON REN
585.635-8453
LIC# 10401370185
jason@renmgtgroup.com

REN MANAGEMENT GROUP
630 W Ridge Road, Ste 12
Rochester, NY 14615
renmgtgroup.com

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 square feet. 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 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

3,500 - 31,049 SF

Lease Rate

Contact Broker



POTENTIAL, SUBDIVIDED WAREHOUSE SPACE



- 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	FASHION HOUSE & GROCERY	3,819 SF
3	D.P. DOUGH	1,721 SF
4	CAFE 35	722 SF
5	KINGS BILLIARDS & BAR	11,585 SF
6	HAIR SALON	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

4 Henrietta Commons



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

3 Market Square



2 Jay Scutti North



1 THE MARKETPLACE MALL



400 JEFFERSON RD

The Tile Shop

home OUTLET
Kitchens, Baths, Floors & More

Bill's CARPET CENTER

AMVETS

goodwill

golden corral

D.P. Donuts

City Mattress



Access From
Henrietta Road

W HENRIETTA ROAD

JEFFERSON ROAD / 19,602 VPD

W HENRIETTA ROAD / 23,400 VPD

5 South Town Plaza

AMERICAN FREIGHT FURNITURE - MATTRESS

HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES

WALGREEN BACEL'S

DOLLAR TREE

Firestone

Advance Auto Parts

JOANN

Bank of America



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 INTERNATIONAL AIRPORT
5.2 Miles from 400 Jefferson Road

6 ROCHESTER FLOORING KITCHEN & BATH INC. CARPET ONE FLOORING INC. Salvatore's OLD FASHIONED PIZZERIA salvatores.com SpeedPro Great. Big. Graphics.

400 JEFFERSON RD The Tile Shop home OUTLET Kitchens, Bath, Floors & More golden corral U.P. Deck City Mattress Bill's CARPET CENTRICK AMVETS goodwill

5

5 South Town Plaza
AMERICAN FREIGHT FURNITURE - MATTRESS HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES
BAGELS DOLLAR TREE Firestone
Advance! Auto Parts JOANN Bank of America

ROC GRIT

6



JEFFERSON ROAD / 19,602 VPD