



SouthTown Plaza

3333 West Henrietta Rd, Rochester, NY 14623 (Town of Henrietta)

Property Features

- Dunk & Bright Furniture at South Town Plaza is Now Open!
- South Town Plaza is situated in one of the strongest markets in the Rochester Trade Area, and is located on Jefferson Rd, at W Henrietta Rd, with curb cuts to both. People drive for over an hour to go here.
- Come Join Altitude Trampoline Park, Planet Fitness, Dunk & Bright Furniture, Harbor Freight, Advanced Auto Parts, David's Bridal, Play It Again Sports, and more in this Great, Well known Plaza.
- We can accommodate retail spaces from 774 SF to 79,971 SF, or even bigger space, if the landlord relocates tenants first.
- It is also home to Firestone, G&G Fitness, Red Wing Shoes, Nightmare Manor, Jugnoo's Pakistani Restaurant, Main-Ford General Restaurant Supply, Bruegger's Bagels, Bank of America, Sterling Optical, and much more!

Amenities

- One of the Strongest Retail Areas in Rochester
- Easy Access to I-390 and I-90.

Demographic Report

3333 W Henrietta Rd	3 Mile	5 Miles	7 Miles	10 Miles
Population	45,988	166,311	328,580	529,700
Households	16,273	70,881	139,494	229,084
Med HH Income	\$70,094	\$79,335	\$77,067	\$81,079



Traffic counts: 19,874 AADT Jefferson Rd

Building Size	510,462 ±SF
Available Size	774 - 79,971 ±SF or more
Acres	48 ±Acres
Lease Rate	To be determined
Triple nets	Upon Request

For more information:

Joseph A. Fiorie

President, Real Estate Broker

585-381-8500 • Jaf@jfiorieco.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. ALL NAMES AND SERVICE MARKS ARE COPYRIGHT OF THEIR RESPECTIVE HOLDERS.

105 Despatch Dr
Suite D
East Rochester, NY 14445

www.jfiorieco.com

For Lease

Up to **79,971 ±SF**

South Town Plaza
Jefferson Rd & W Henrietta
Henrietta, NY

Page 2



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. ALL NAMES AND SERVICE MARKS ARE COPYRIGHT OF THEIR RESPECTIVE HOLDERS.

105 Despatch Dr
Suite D
East Rochester, NY 144445
www.jfiorieco.com

Joseph A. Fiorie
President, Real Estate Broker
585-381-8500
Jaf@jfiorieco.com

For Lease

Up to **79,971 ±SF**

South Town Plaza
Jefferson Rd & W Henrietta
Henrietta, NY

Page 3



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. ALL NAMES AND SERVICE MARKS ARE COPYRIGHT OF THEIR RESPECTIVE HOLDERS.

105 Despatch Dr
Suite D
East Rochester, NY 144445
www.jfiorieco.com

Joseph A. Fiorie
President, Real Estate Broker
585-381-8500
Jaf@jfiorieco.com