



AVAILABLE
FOR SALE

300 Jefferson Road
Henrietta, NY 14623

7,411 ± SF ON 2.56 ACRES

Turnkey Restaurant Space

370 Woodcliff Drive, Suite 210
Fairport, New York 14450
+1 585 248 9426
pyramidbrokerage.com

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Property Highlights

- Standalone Turn-Key sports bar, minutes from RIT
- Located in the main Henrietta Retail Corridor
- Strong Daytime Population.
- Large Digital Pylon Sign
- Minutes from University of Rochester Medical Center's new off-campus Orthopedic Center

Traffic Counts

Jefferson Road	25,616 AADT
John Street	10,713 AADT
Brighton Henrietta TL Road	11,688 AADT

Demographic	3 Mile	5 Miles	7 Miles
Population	47,436	166,505	324,040
Households	16,135	68,954	136,061
Median Age	30.8	35.5	35.9
Average HH Income	\$75,041	\$92,486	\$96,635
Source:	ESRI		

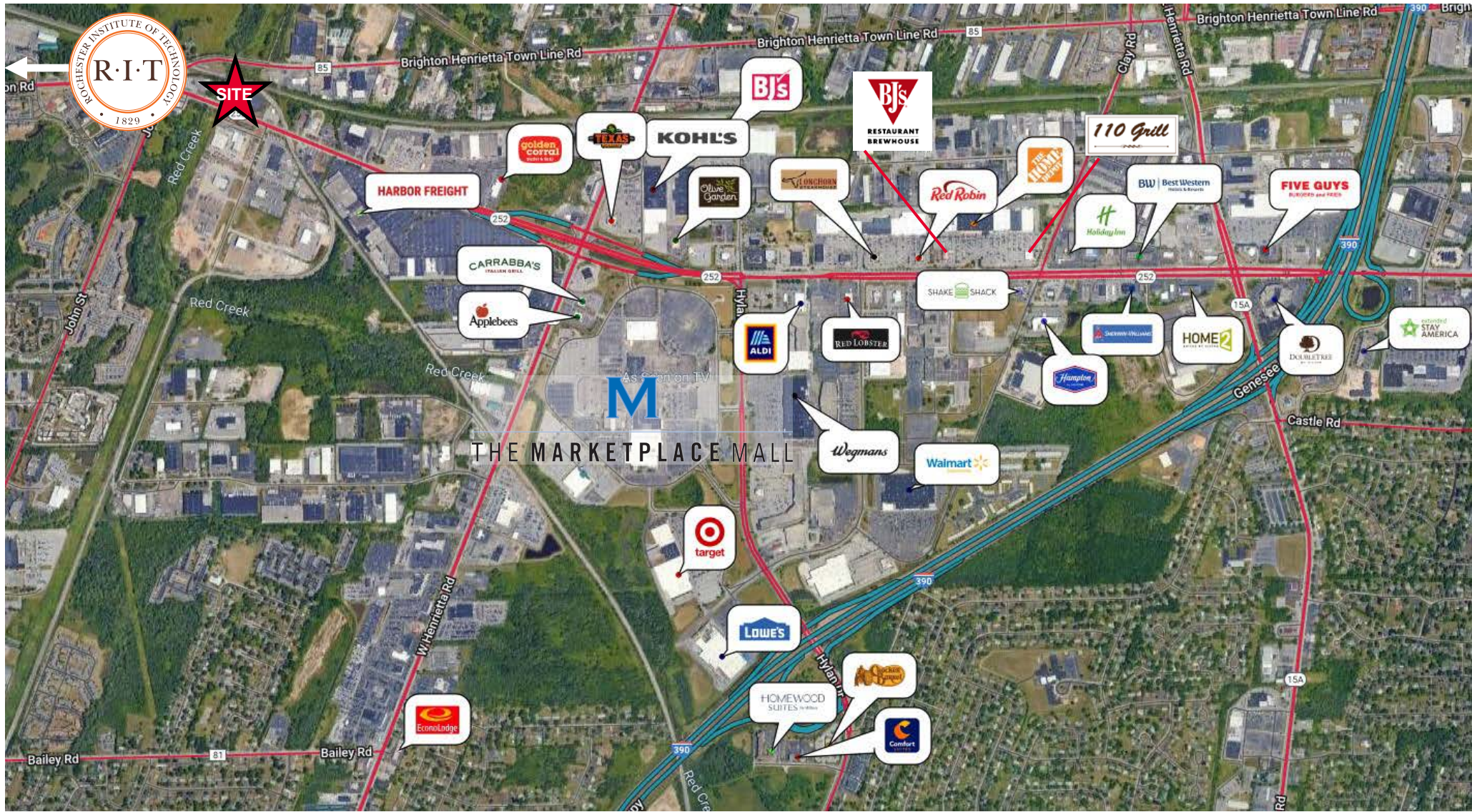


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Market Map



Property Photos

