

FOR LEASE

UNO PIZZERIA & GRILL – 1000 HYLAN DR ROCHESTER, NY 14623

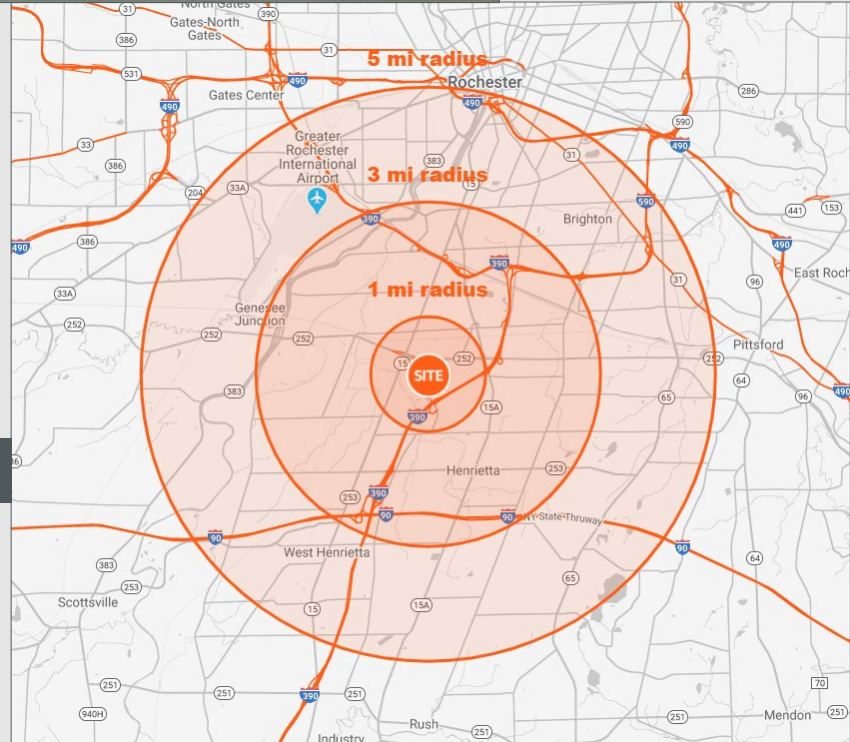


OFFERING SUMMARY:

- 6,360 SF AVAILABLE
- RENT STARTING AT \$24 /SF NNN

PROPERTY HIGHLIGHTS:


- SITE SITS IN THE MIDDLE OF ROCHESTER'S SUPER-REGIONAL RETAIL HUB
- CLOSE TO MCC & RIT
- NEW 330,000 SF UNIVERSITY OF ROCHESTER ORTHOPEDIC CENTER PROPOSED ACROSS THE STREET



3 MILE DEMOGRAPHICS:


43,060
 TOTAL
 POPULATION


\$57,386
 MEDIAN
 HH INCOME


72,689
 DAYTIME
 POPULATION

LEASING CONTACTS:

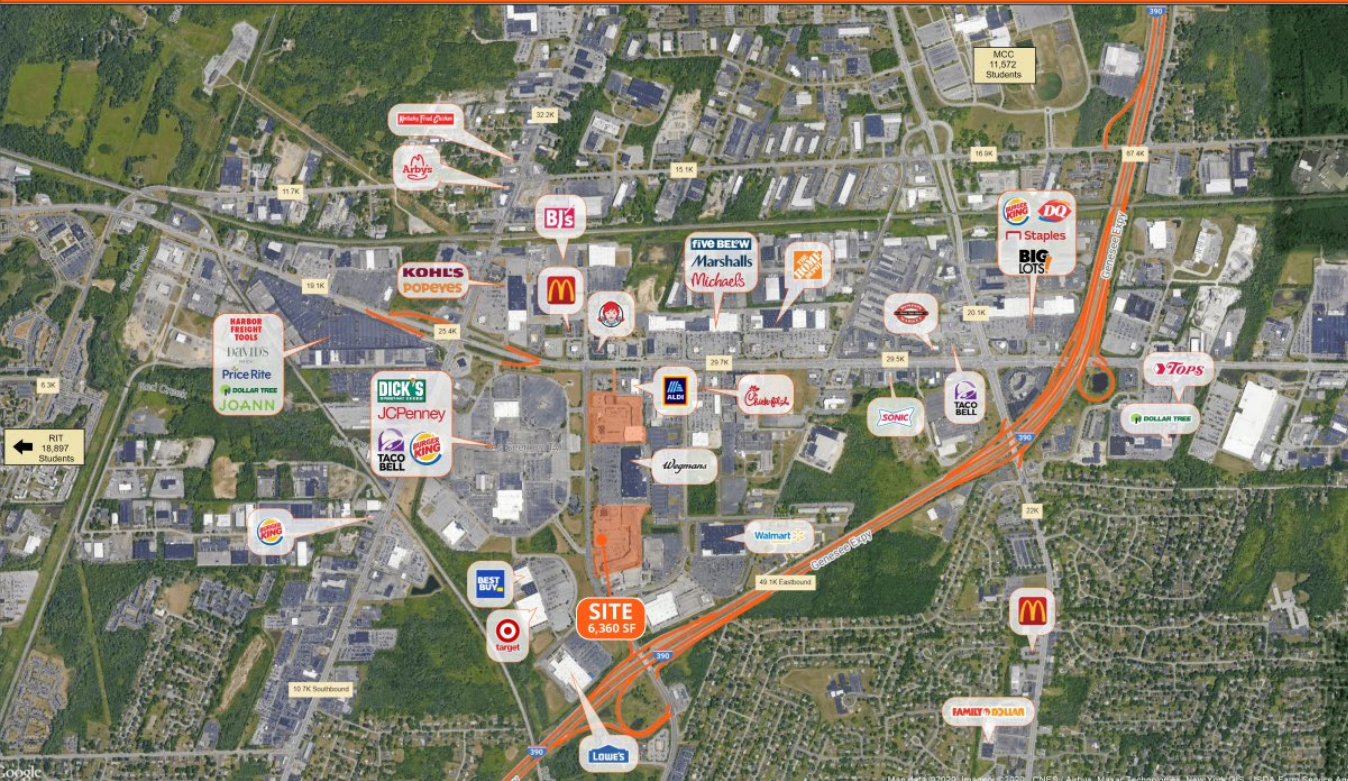
MATTHEW LESTER | LICENSED REAL ESTATE BROKER | MLESTER@CALIBERBROKERAGE.COM
MARC QUERCIA | LICENSED REAL ESTATE SALESPERSON | MQUERCIA@CALIBERBROKERAGE.COM
JACOB RIVERA | LICENSED REAL ESTATE SALESPERSON | JRIVERA@CALIBERBROKERAGE.COM

1657 East Avenue
 Rochester, NY 14610
 585.454.4500
www.caliberbrokerage.com



FOR LEASE

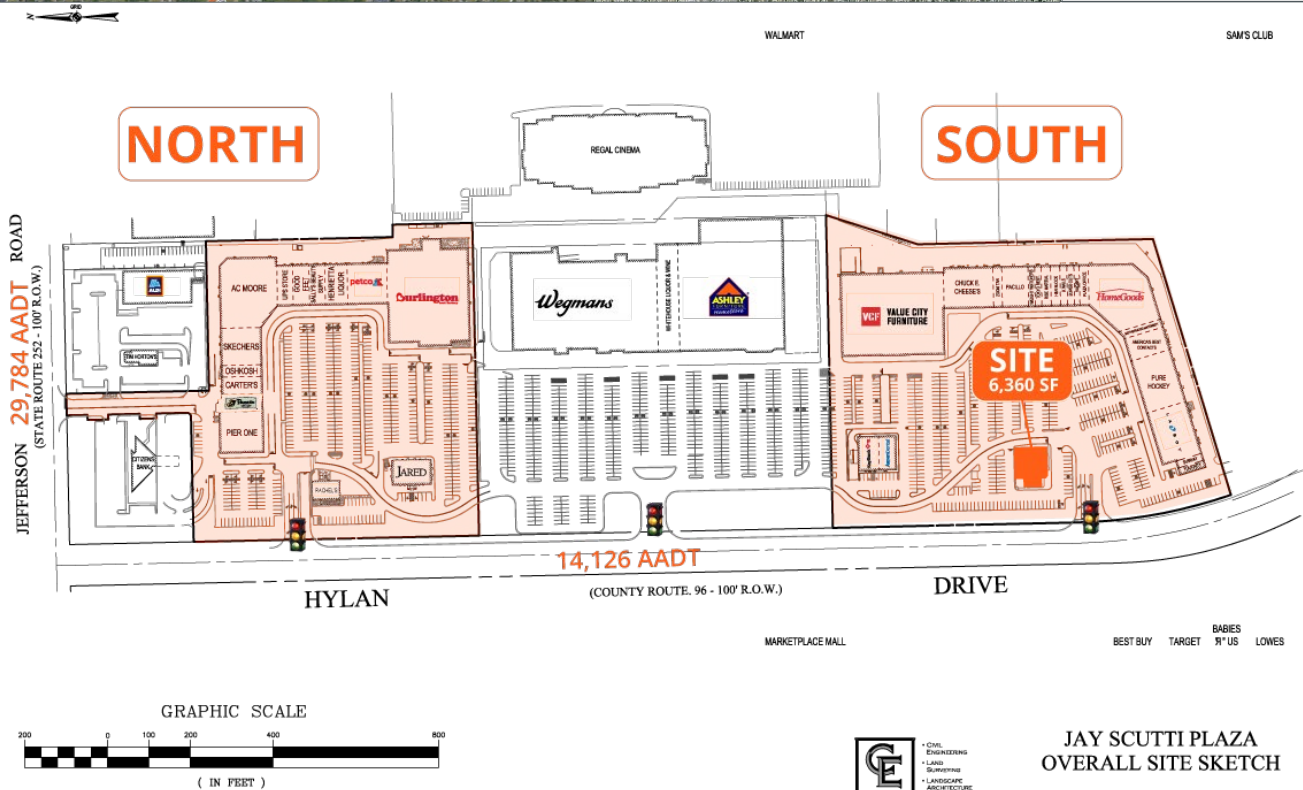
UNO PIZZERIA & GRILL – 1000 HYLAN DR ROCHESTER, NY 14623



Market Aerial



Site Plan



LEASING CONTACTS:

- MATTHEW LESTER | LICENSED REAL ESTATE BROKER | MLESTER@CALIBERBROKERAGE.COM
- MARC QUERCIA | LICENSED REAL ESTATE SALESPERSON | MQUERCIA@CALIBERBROKERAGE.COM
- JACOB RIVERA | LICENSED REAL ESTATE SALESPERSON | JRIVERA@CALIBERBROKERAGE.COM

1657 East Avenue
 Rochester, NY 14610
 585.454.4500
www.caliberbrokerage.com



JAY SCUTTI PLAZA
 OVERALL SITE SKETCH

FOR LEASE

UNO PIZZERIA & GRILL – 1000 HYLAN DR ROCHESTER, NY 14623



Henrietta, NY is home to the highest retail concentration in the Rochester, NY market. It is the most accessible market for food, shopping and entertainment.

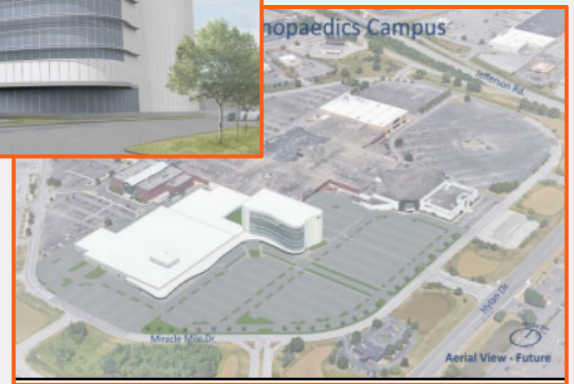
There are three colleges within 3 miles with a combined student population of nearly 50,000 students.

The site sits directly across from the new University of Rochester Orthopedics & Physical Performance Center opening in 2022.

The University of Rochester Orthopedics and Physical Performance Center Highlights:

- \$240 million orthopedics, outpatient clinics, ambulatory surgery, rehabilitation, therapy and diagnostic imaging facility
- 340k + sf state-of-art medical facility
- 1,200 daily visits (patients & families)
- 1,000 + employees (medical, admin and support staff)
- All existing orthopedics (six locations) will move here
- Construction Start: Spring 2020 & Projected Opening in 2022

SITE IS LOCATED ACROSS FROM THE NEW U OF R ORTHOPEDICS & PHYSICAL PERFORMANCE CENTER



LEASING CONTACTS:

MATTHEW LESTER | LICENSED REAL ESTATE BROKER | MLESTER@CALIBERBROKERAGE.COM
MARC QUERCIA | LICENSED REAL ESTATE SALESPERSON | MQUERCIA@CALIBERBROKERAGE.COM
JACOB RIVERA | LICENSED REAL ESTATE SALESPERSON | JRIVERA@CALIBERBROKERAGE.COM

1657 East Avenue
 Rochester, NY 14610
 585.454.4500
www.caliberbrokerage.com

