

75,800 SF FORMER MOVIE THEATER FOR SALE OR LEASE

Former Regal Henrietta

525 Marketplace Drive
Rochester (Henrietta), NY 14623



AVAILABLE OPPORTUNITY

- » FOR SALE OR LEASE
- » 75,800SF Former Movie Theater on 11.92 Acres
- » Retail—Restaurant—Hotel Pad Sites Available

PROPERTY HIGHLIGHTS

- » Excellent redevelopment opportunity with multiple potential uses of former Regal Henrietta movie theater & excess land
- » Prime location in the heart of the Henrietta retail corridor bordering Jay Scutti Plaza to the East, major retailers in area include Wegmans, HomeGoods, Walmart Superstore and Target
- » Less than one mile from Marketplace Mall and University of Rochester's approximately 330,000SF Orthopaedics & Physical Performance Center (opening 2023)
- » Excellent visibility/signage & ample parking
- » Site is suitable for multiple uses within Planned Commercial District zoning



FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS
Licensed Real Estate Broker
585.615.1102 (c)
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PROPERTY PHOTOS



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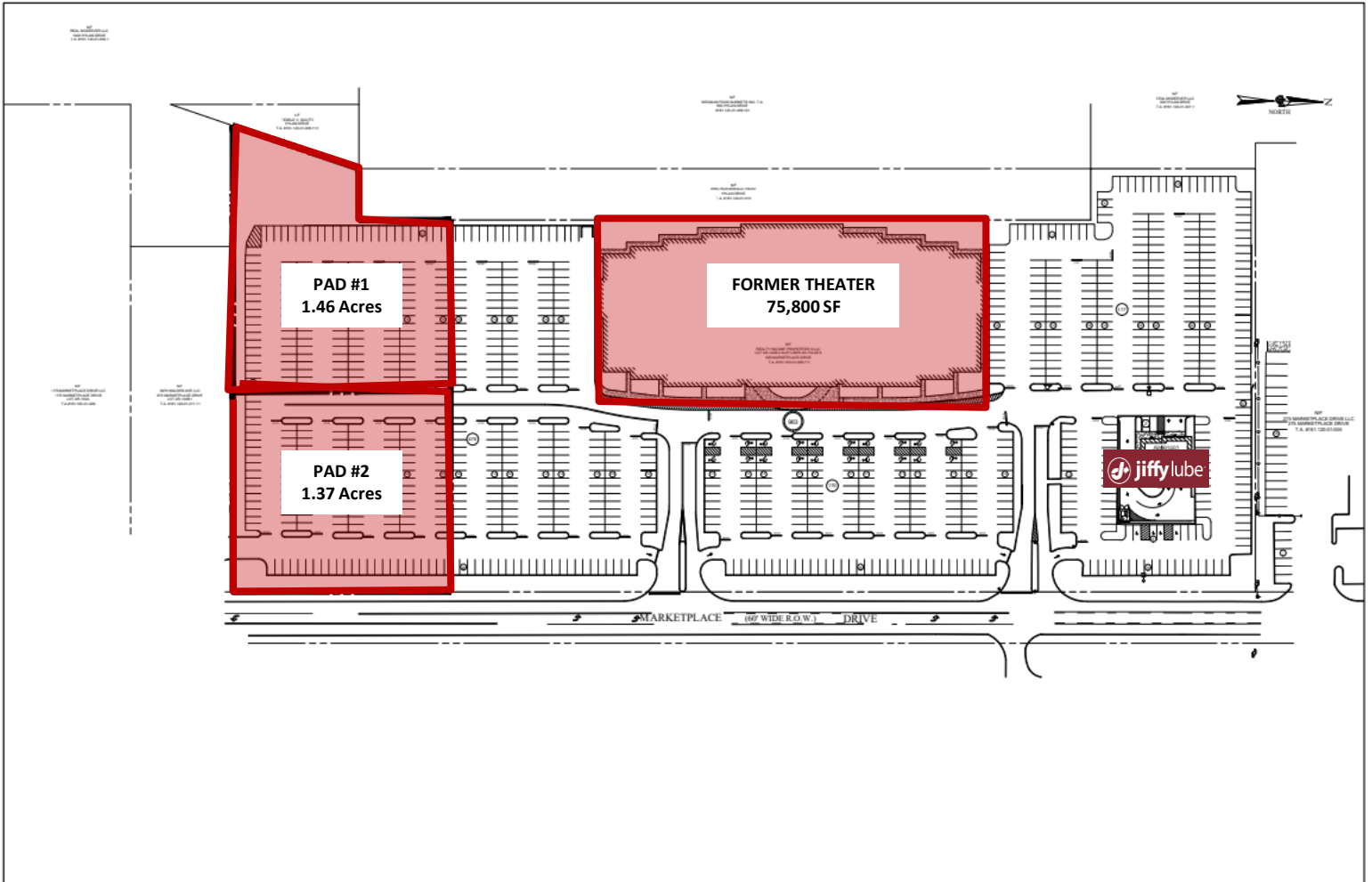
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SITE PLAN



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MARKET AERIAL



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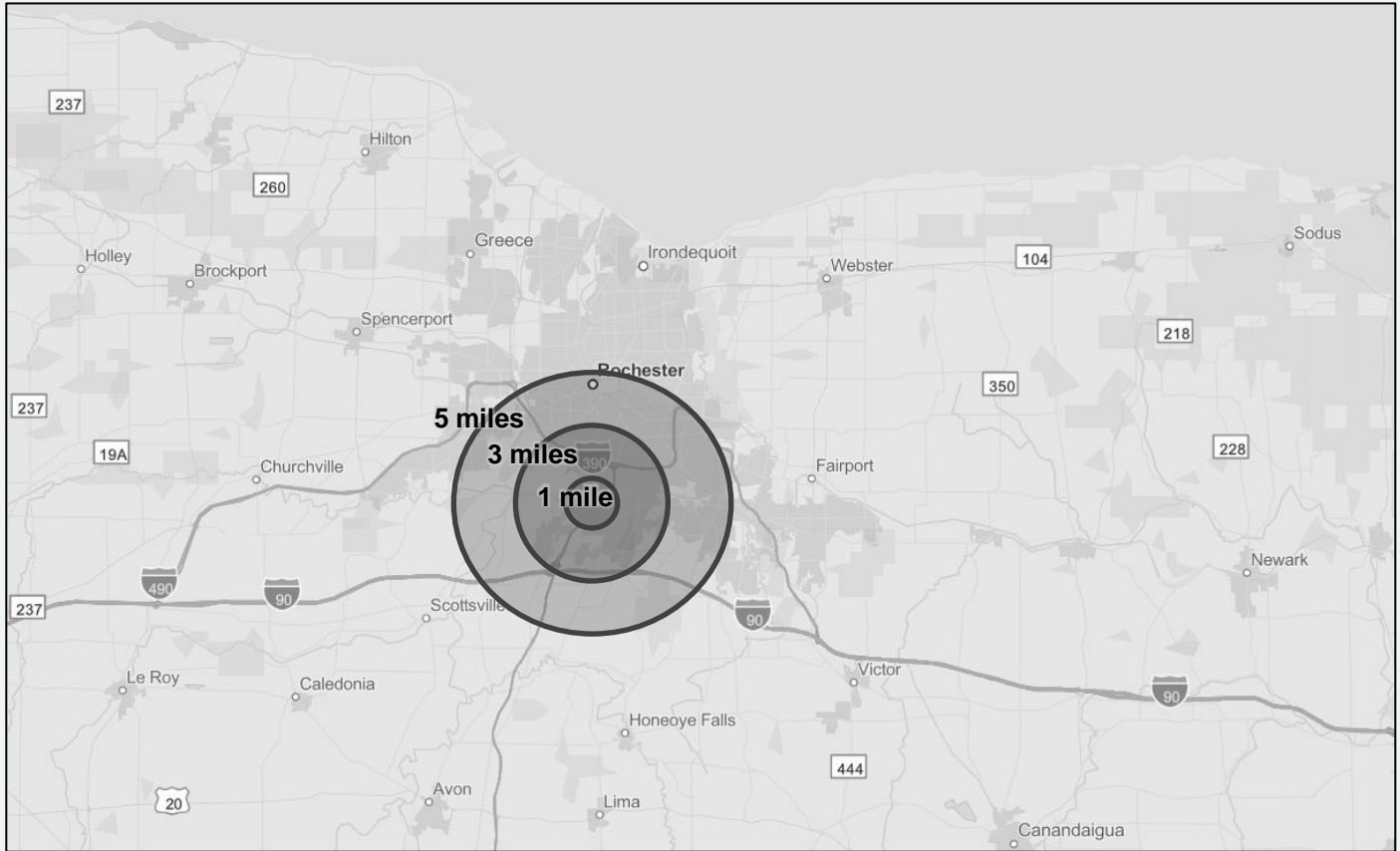
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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	2,878	45,933	158,344
Daytime Population	12,161	99,722	214,584
Households	1,322	17,304	65,251
Average Household Income	\$48,254	\$58,927	\$61,135



3,216
Businesses



86,751
Employees



\$177,150
Median Home Value



31.9
Median Age

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