



STARBUCKS COFFEE

DRIVE THRU

CHIPOTLE

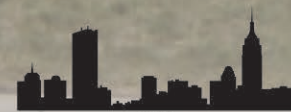
Tenant Signage

640

640

JEFFERSON ROAD

SUITE 50, HENRIETTA, NEW YORK



THE DARTMOUTH COMPANY

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ALISON BURNSIDE  
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# SITE FACTS



## LOCATION

640 JEFFERSON ROAD, HENRIETTA, NEW YORK

End-cap position located at the signalized intersection of Marketplace Drive and Jefferson Road



## AVAILABILITY

SIZE: 3,000 SF END CAP

Operating B.Good restaurant available for sublease through Fall 2027



## PRICING

Call broker for pricing and details



## THE SPACE

Newly constructed premises with excellent visibility  
Shared outparcel building with Starbucks and Chipotle  
90+ shared parking spaces



## SIGNAGE

FACADE SIGNAGE AVAILABLE



## TRAFFIC COUNTS

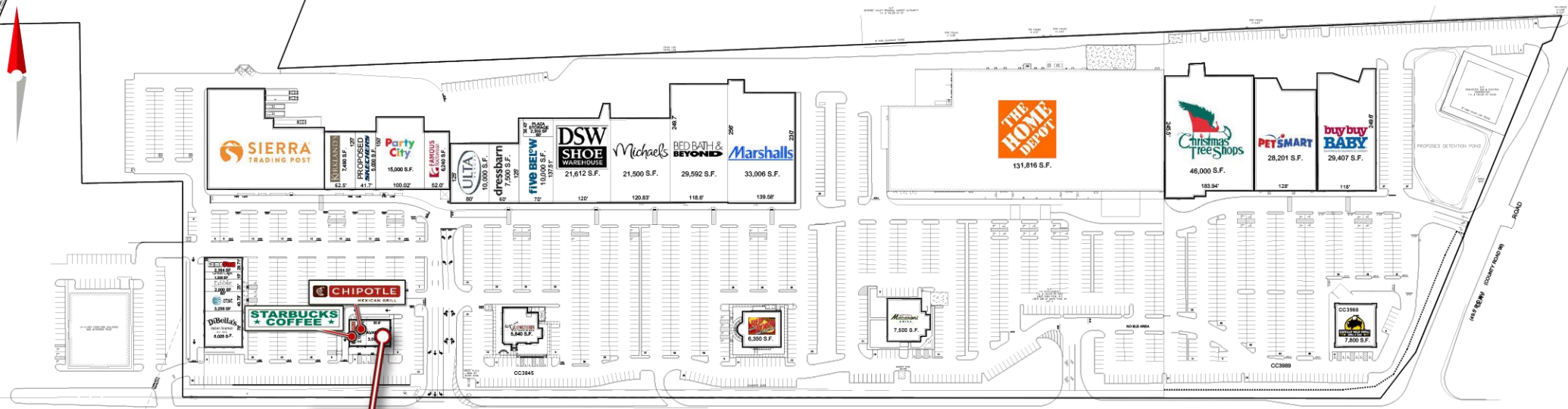
29,784 cars a day on Jefferson Road

## INTERIOR PHOTO



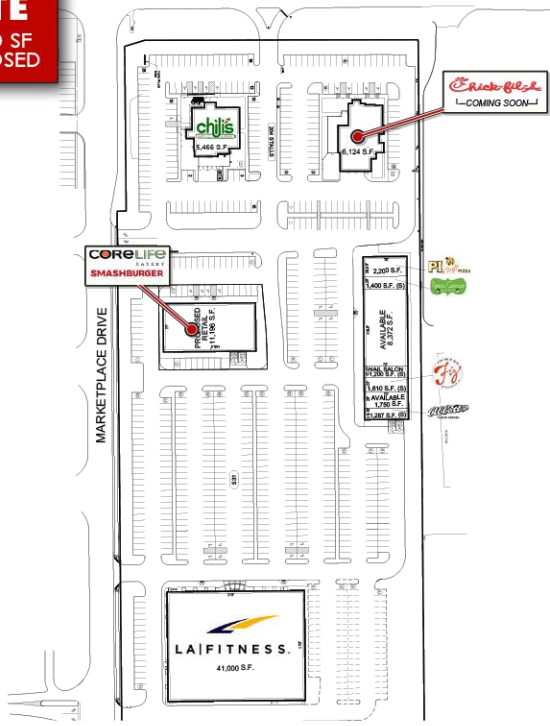
## HENRIETTA, NEW YORK





**SITE**  
3,000 SF  
PROPOSED

Jefferson Road



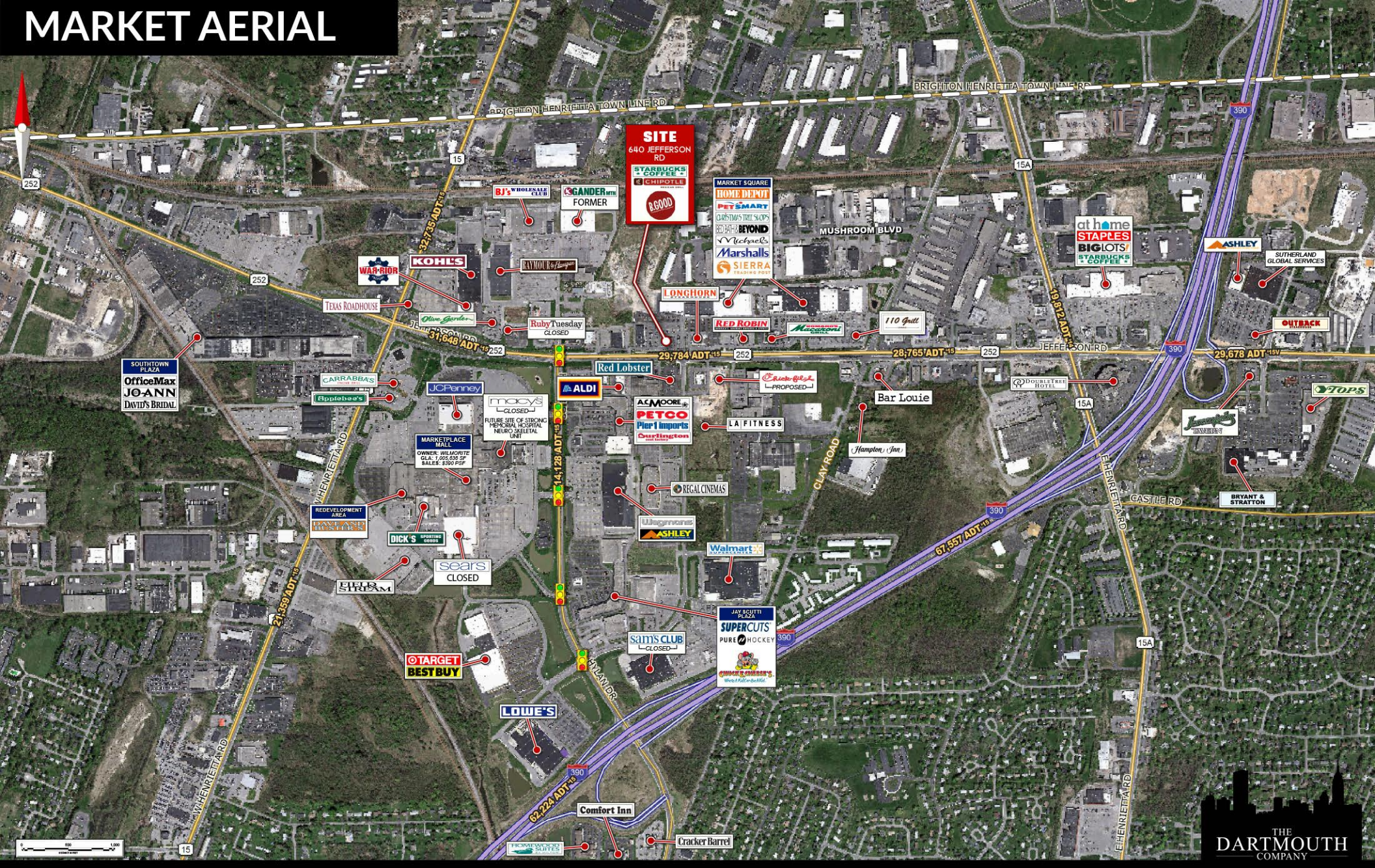
CO-TENANTS INCLUDE:

# DEMOGRAPHICS

- TOTAL POPULATION
- DAYTIME POPULATION
- AVG. HH INCOME
- HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	2,592	52,561	168,066
DAYTIME POPULATION	17,109	92,380	172,290
AVG. HH INCOME	\$39,047	\$51,568	\$50,575
HOUSEHOLDS	1,258	17,508	65,303

# MARKET AERIAL





THE  
**DARTMOUTH**  
COMPANY

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