



THE MARKETPLACE



Redevelopment

New 340,000+ sq. ft custom-built University of Rochester Orthopaedic Center will include interior/exterior entrances. There will be over **1,000 daily employees** and more than **1,200 daily patients and family members**.

The six existing medical facilities in the area will transition to this state-of-the-art location.



Retail Concentration

The Town of Henrietta has the largest concentration of retail in the market. The site is surrounded by restaurants, strip centers, car dealerships and national big box retailers. There is **easy access to Interstate 390 and NYS Thruway 90**.

Nearby Colleges & Universities

Situated near three major colleges/universities with a combined student population that exceeds 40,000.

Rochester Institute of Technology: 18,191 students

University of Rochester: 11,259 students

Monroe Community College: 11,210 students

MIXED-USE MEDICAL RETAIL, HOSPITALITY, FOOD AND ENTERTAINMENT HUB CENTRALLY LOCATED

Demographics

3 Miles

2023 Population	43,084
2023 Households	15,592
Average HH Income	\$78,990
2023 Daytime Workforce	89,674

5 Miles

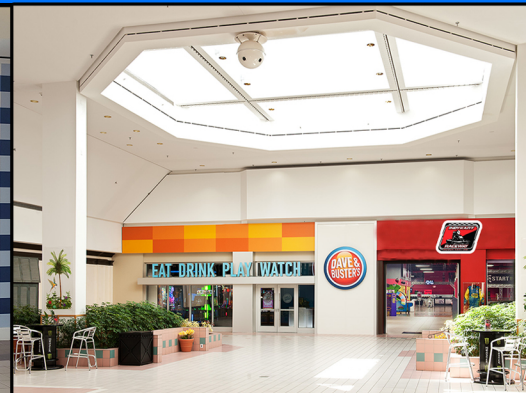
2023 Population	154,710
2023 Households	63,070
Average HH Income	\$89,525
2023 Daytime Workforce	183,755

10 Miles

2023 Population	526,242
2023 Households	222,287
Average HH Income	\$89,242
2023 Daytime Workforce	450,737

20 Miles

2023 Population	845,589
2023 Households	354,032
Average HH Income	\$5,925
2023 Daytime Workforce	560,335



Opening 2023



Wilmorite Leasing
585-464-9400
www.wilmorite.com



The Marketplace
1 Miracle Mile Drive
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