

SOUTH TOWN PLAZA

3333 W. Henrietta Rd. Henrietta, NY 14623

PROPERTY

Demographics	1 mile	3 miles	5 miles
Population	2,486	46,308	164,759
Avg. HH Income	\$39,841	\$75,031	\$95,634
Total Households	1,104	15,837	68,387

NOTES

- GLA: 495,989 SF
- Availabilities: 774 SF - 27,948 SF
- Traffic Count: 19,149 VPD Route 252

HIGHLIGHTS

- Strategically located in the main retail corridor
- Virant grocery-anchored community center well-located at busy intersection
- Excellent visibility at intersection of two key roadways
- High percentage of national and credit tenants
- Surrounded by densely populated middle-class neighborhood

ANCHORS

- Altitude Trampoline, JoAnn, Price Rite, Planet Fitness, Harbor Freight & Dollar Tree



MASON
ASSET MANAGEMENT

T: 516 371.5858
E: leasing@masonam.com
150 Great Neck Road Suite 402
Great Neck, NY, 11021
www.masonam.com

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SITE PLAN



Suite	Tenant	Square Feet	Suite	Tenant	Square Feet	Suite	Tenant	Square Feet
1	Bank of America	5,194	23	Plato's Closet	7,302	39	Available	1,400
2,3	Available	71,197	24	Red Wing Shoes	1,800	40	Altitude Trampoline	48,613
4,5	Available	8,637	25,26	Southtown Nail Salon	1,440	41	Bridgestone/Firestone Tire	6,045
6	Available	3,500	27	Available	23,440	41A	Fire Flower Tattoo Studio	988
7,8,9,10	Jo-Ann Etc.	45,460	28	Planet Fitness	28,056	42	Bruegger's Bagel Bakery	2,453
11	Available	27,948	29	Krystal's Dance Center	3,500	43	Available	2,899
12	Available	774	30	Sunny Foot Spa	1,500	44	Available	4,309
13,14	K Pot Hot Pot & BBQ	8,000	31	Sterling Optical	3,000	A	Price Rite Grocery	36,431
15	Available	17,015	32	Available	3,100	B1	Available	10,000
16	Available	6,800	33A	Available	8,000	B2	Dollar Tree	10,000
17	David's Bridal	10,000	33B	Play it Again Sports	3,000	C	Jugnoo	2,210
18	Available	3,850	34	Harbor Freight Tools	13,000	D	Available	3,150
19,20	Available	5,000	35	G&G Fitness	6,000	E	Andie's Candies	3,795
21	Available	1,700	36	Sun's China Buffet	10,800	F	Available	1,487
22A	Once Upon a Child	6,540	37	Available	5,950	G,H	Available	12,003
22B	Once Upon a Child	6,523	38	Advance Auto Parts	8,000			



LEASED
 AVAILABLE



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RETAILER MAP



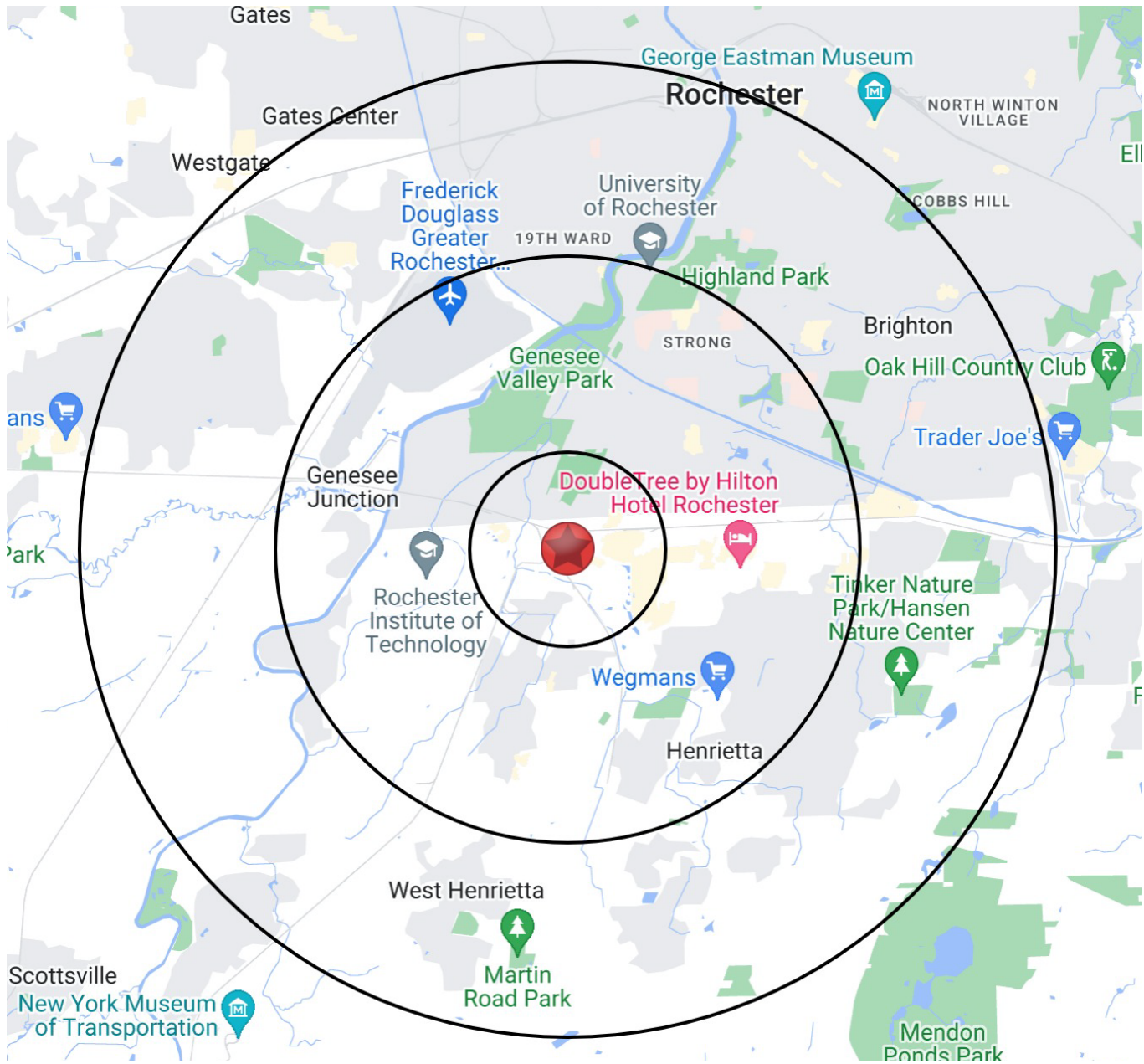
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RADIUS MAP



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