



## FOR LEASE

Medical / Office / Retail / Available Land - Build to Suit

Located near the busy intersection of Lehigh Station and W Henrietta Road, this 3.5-acre commercially zoned property is available for ground lease or build-to-suit development. With prominent frontage on Lehigh Station and convenient access from West Henrietta Road, the site experiences heavy daily commuter traffic, benefiting from its proximity to Interstate 390. Positioned along a key route connecting to a rapidly growing residential area, this location is ideal for a wide range of commercial uses. With over 550 new residential units under construction just west of this high-traffic, signalized intersection, commuter flow is expected to increase significantly. The previously approved site has access to water, sanitary, gas, electric, and storm connections, making it a quick and efficient approval process.

### Address

4799 W Henrietta Rd  
Henrietta, NY 14467

### General Information

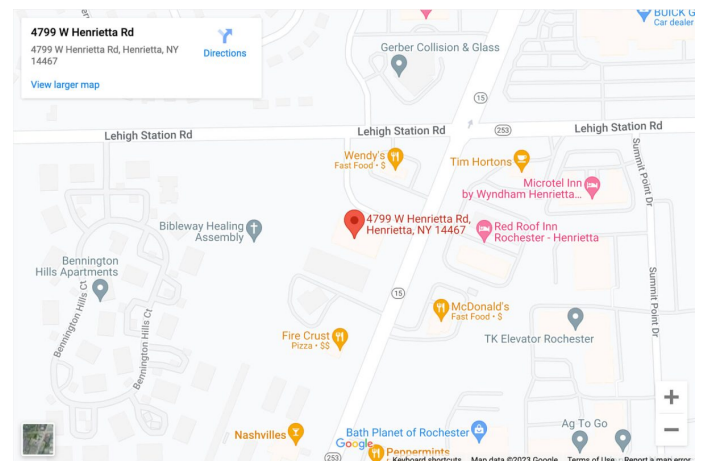
Space Available: Approved building lot  
Lot Size: 3.50 AC  
Zoning: Commercial B1

### Property Highlights

- Town approved site
- Heavy commuter traffic zone
- Major signalized intersection w/ high visibility
- Heavy traffic counts
- Access to W Henrietta Road and Lehigh Station

### CONTACT:

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## 4799 WEST HENRIETTA ROAD - PROPERTY OVERVIEW

HENRIETTA, NY

NOT TO SCALE