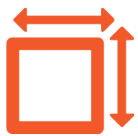


FOR LEASE

WEBSTER PARC | 975 RIDGE RD, WEBSTER, NY 14580



3,200 ±
SF AVAILABLE



14,817
VEHICLES PER DAY



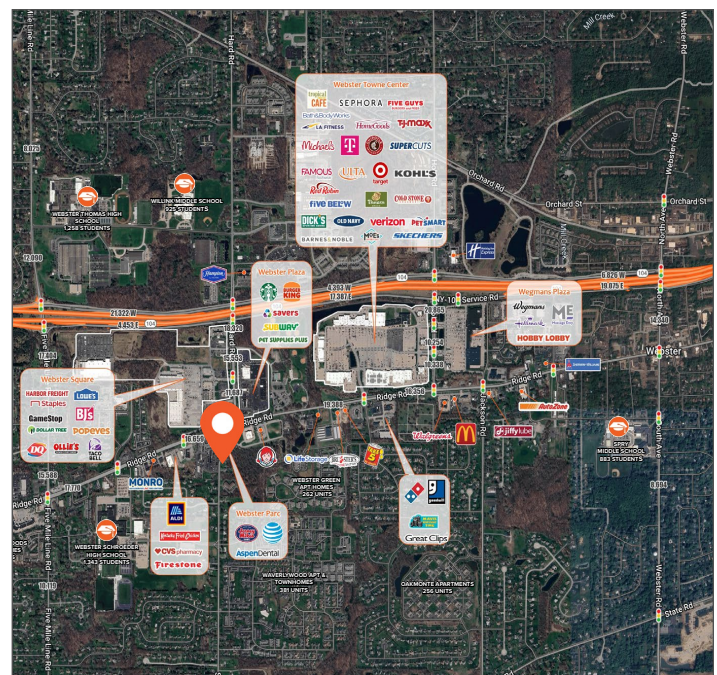
\$35/PSF
LEASE PRICE

OFFERING SUMMARY

Property Type	Retail
Building Size	3,200 ± SF
Traffic Counts	Ridge Rd: 14,817/ vpd Shoecraft Rd: 7,334/ vpd
Parking	60 Spaces
Lease Price	\$35.00/PSF

PROPERTY HIGHLIGHTS

- Former Metro Mattress Space
- Prime corner location with high visibility
- Co-Tenants include: Aspen Dental, Jersey Mikes, Luv Yu Foot Spa & Edible Arrangements
- Open layout
- Ample parking
- High-traffic area
- Large windows for natural light
- ADA compliant

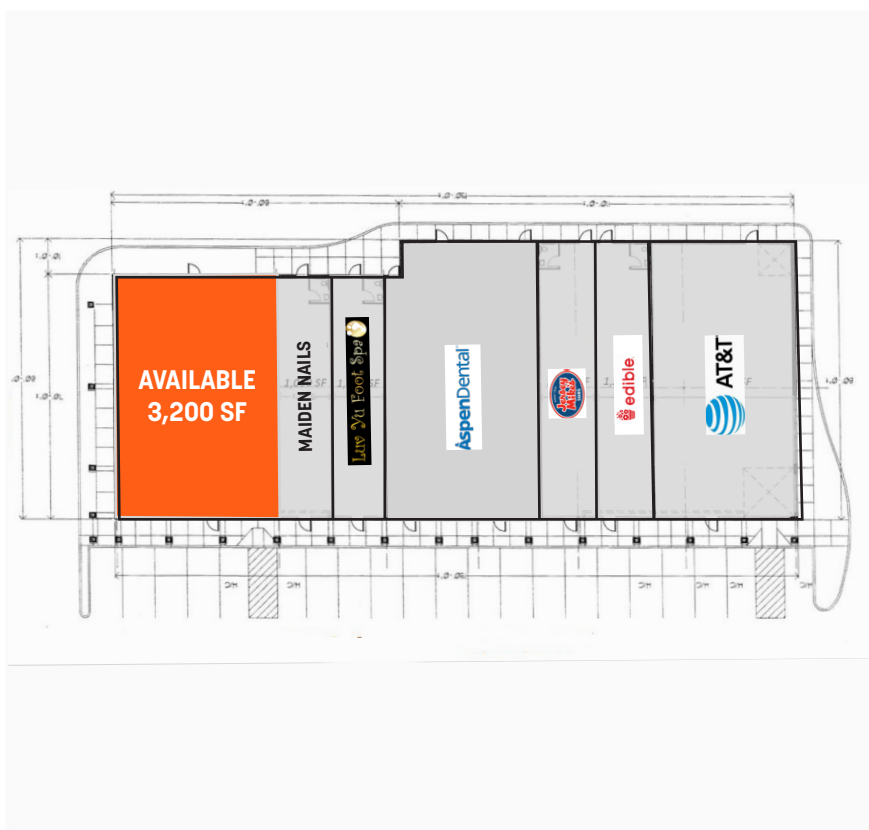


DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,343	46,333	85,233
Median HH Income	\$75,158	\$99,572	\$100,690
Households	3,446	20,436	36,901
Employees	3,775	11,348	18,765

FOR LEASE

WEBSTER PARC | 975 RIDGE RD, WEBSTER, NY 14580

Caliber
Commercial Brokerage



Webster Parc is located at the high-traffic, signalized intersection of Ridge Rd. and Shoecraft Rd., in the heart of Webster, one of Greater Rochester's most active retail hubs. The area is surrounded by national retailers including Starbucks, Wendy's, CVS, Aldi, and BJ's Wholesale, with a brand-new Bill Gray's Taproom located directly across the street. Just minutes from Towne Center at Webster and Bay-Towne Plaza, the location benefits from steady, seven-day-a-week consumer traffic.

AREA HIGHLIGHTS

- Proven retail corridor with Target, Walmart, Kohl's, and Wegmans nearby
- Dense residential population and strong local demographics
- Convenient, high-visibility location with loyal, family-oriented shoppers

Marc Quercia

Licensed Real Estate Salesperson

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