



OFFERING MEMORANDUM

PERINTON HILLS SHOPPING CENTER

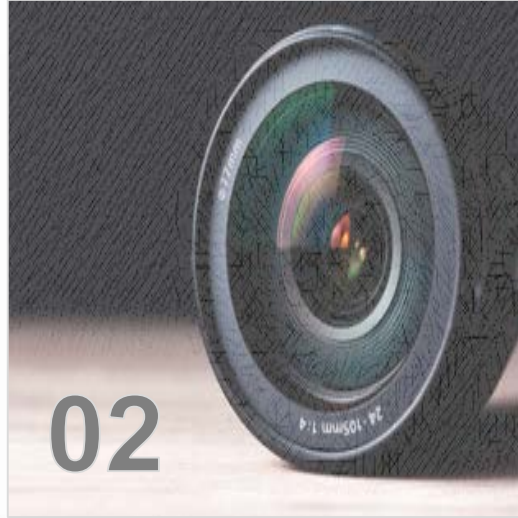
Fairport, NY



TABLE OF CONTENTS



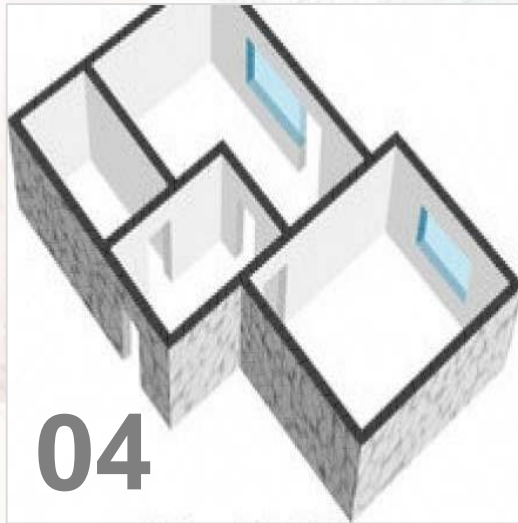
01
PROPERTY OVERVIEW



02
SITE PHOTOS



03
MARKET AERIAL



04
FLOOR PLANS



05
LOCATION DETAILS



06
DEMOGRAPHICS

Property Overview

Cushman & Wakefield / Pyramid Brokerage Company is pleased to present for lease 6687 Pittsford Palmyra Road, a mixed use retail/office shopping plaza located in the heart of Fairport/Perinton

- ⊙ Shared signalized access with Wegmans plaza
- ⊙ Building signage
- ⊙ Great street appeal
- ⊙ Traffic Counts Pittsford Palmyra Road: 24,603 AADT
- ⊙ Adjacent to new high-end multi family housing
- ⊙ Co-tenants include: Aldi, Napa Wood Fired Pizza, Taco Bell, Fresenius, Pediatric Urgent Care of Rochester, Yellow Elephant, Great Clips

⊙ **Space Available** 1,224 ± SF – 5,583 ± SF

⊙ **Parking Spaces** 350

⊙ **Amenities** High end, Class A build-outs available, offering upscale finishes and trim work, ADA compliant rest rooms. Turnkey office/medical space. Directly across the street from newly remodeled and expanded Wegmans

⊙ **Surrounding Tenants include:** Wegmans, Aldi, Panera, Walgreens, Summit Federal Credit Union, Starbucks, DiBella's, Wendy's, McDonalds, Key Bank and Dunkin Donuts.



PHOTOS



MARKET AERIAL



8.2 ACRES

PERINTON HILLS Shopping Center

FLOOR PLAN - AVAILABILITIES



- ① Space 14: 1,224 ± SF
- ① Space 15: 1,600 ± SF
- ① Space 16: 1,887 ± SF
- ① Space 16-18: 5,853 ± SF
- ① Space 57: 1,913 ± SF

LOCATION DETAILS - Fairport/Perinton NY



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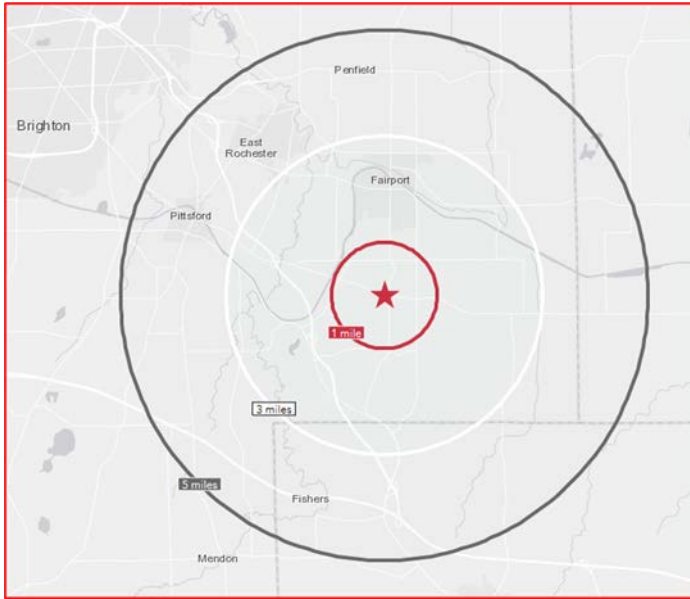
erinton is a town in Monroe County, New York and is adjacent to the coterminous town and village of East Rochester, and the towns of Victor, Macedon, Pittsford and Penfield.

- ① Perinton a dynamic suburb of Rochester, has a population of 46,660 and is considered state-wide, to be one of the best places to live in New York. Living in Perinton offers residents a sparse suburban feel and most residents own their homes. Many retirees live in Perinton and residents tend to lean conservative. The public schools in Perinton are highly rated.
- ① The median household income in Perinton, NY in 2017 was \$88,911, which was 27.0% greater than the median annual income of \$64,894 across the entire state of New York. Compared to the median income of \$69,341 in 2000 this represents an increase of 22.0%. The per capita income in 2017 was \$45,054, which means an increase of 29.1% compared to 2000 when it was \$31,948.

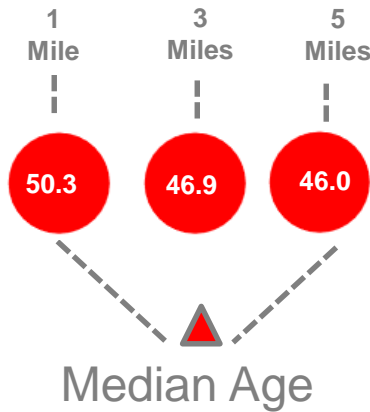
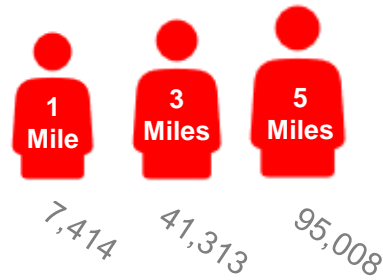
Read more: <http://www.city-data.com/income/income-Perinton-New-York.html>



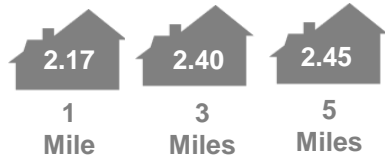
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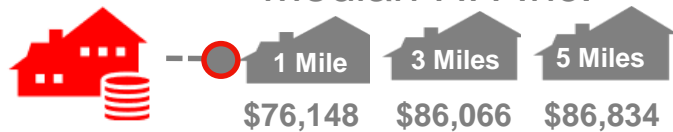
Population



Average Household Size



Median HH Inc.



Total Businesses



Total Employees



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