

# FOR LEASE

LOWE'S PLAZA | 3160 W RIDGE RD, ROCHESTER, NY 14626

 Caliber  
Commercial Brokerage



**MULTIPLE SPACES**  
SF AVAILABLE



**30,502**  
VEHICLES PER DAY



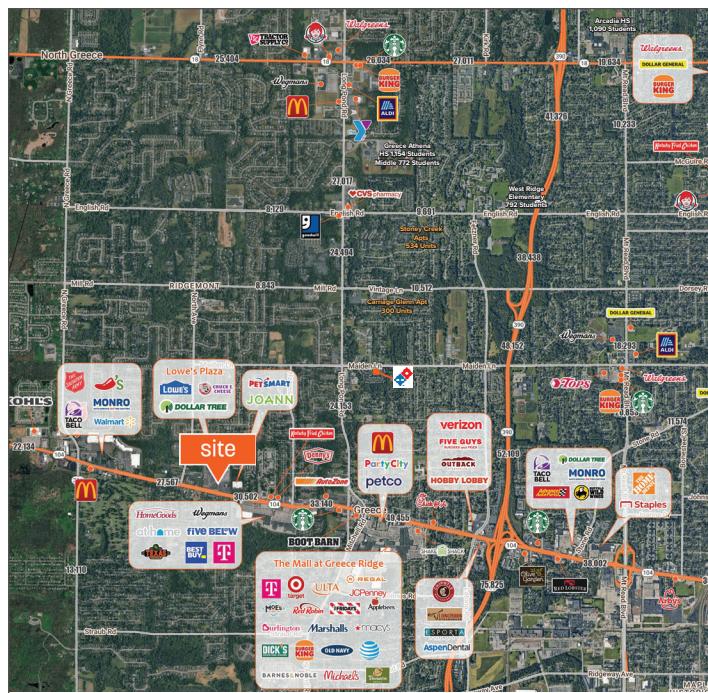
**\$12.00 NNN**  
LEASE PRICE

## OFFERING SUMMARY

Property Type	Retail/Salon
Space Available	Pad Site   8,000+SF   3,000+SF
Lease Type	NNN/Ground
Traffic Counts	W Ridge Rd: 30,502 / vpd
Parking	1,200+ Spaces
Lease Price	\$12.00 PSF

## PROPERTY HIGHLIGHTS

- 3,000 SF built-out hair salon & 8,000 SF vanilla box
- In close proximity to The Mall at Greece Ridge, Wegmans, Unity Hospital, Ridgemont Plaza, multiple dining and retail establishments & I-390
- Anchor Tenants include: Lowe's Home Improvement, Ollie's, Value City Furniture, Chuck E. Cheese, Dollar Tree, and Texas BBQ Joint
- Signage opportunities, including a pylon sign at a signalized intersection

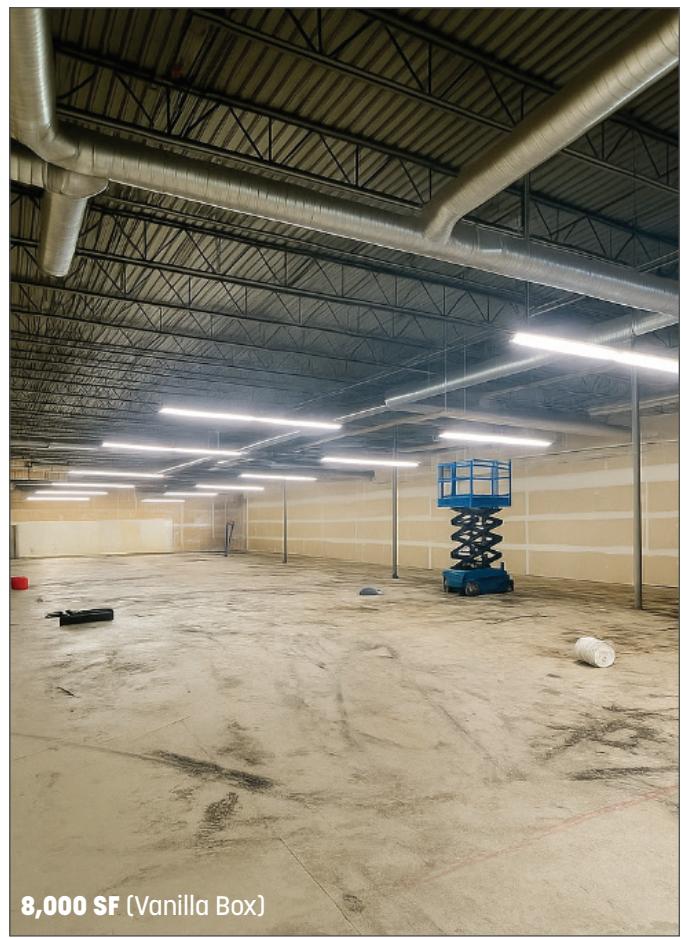


DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	8,459	55,644	157,731
Median HH Income	\$76,972	\$78,233	\$70,120
Households	3,826	24,699	68,470
Employees	2,972	17,191	55,2

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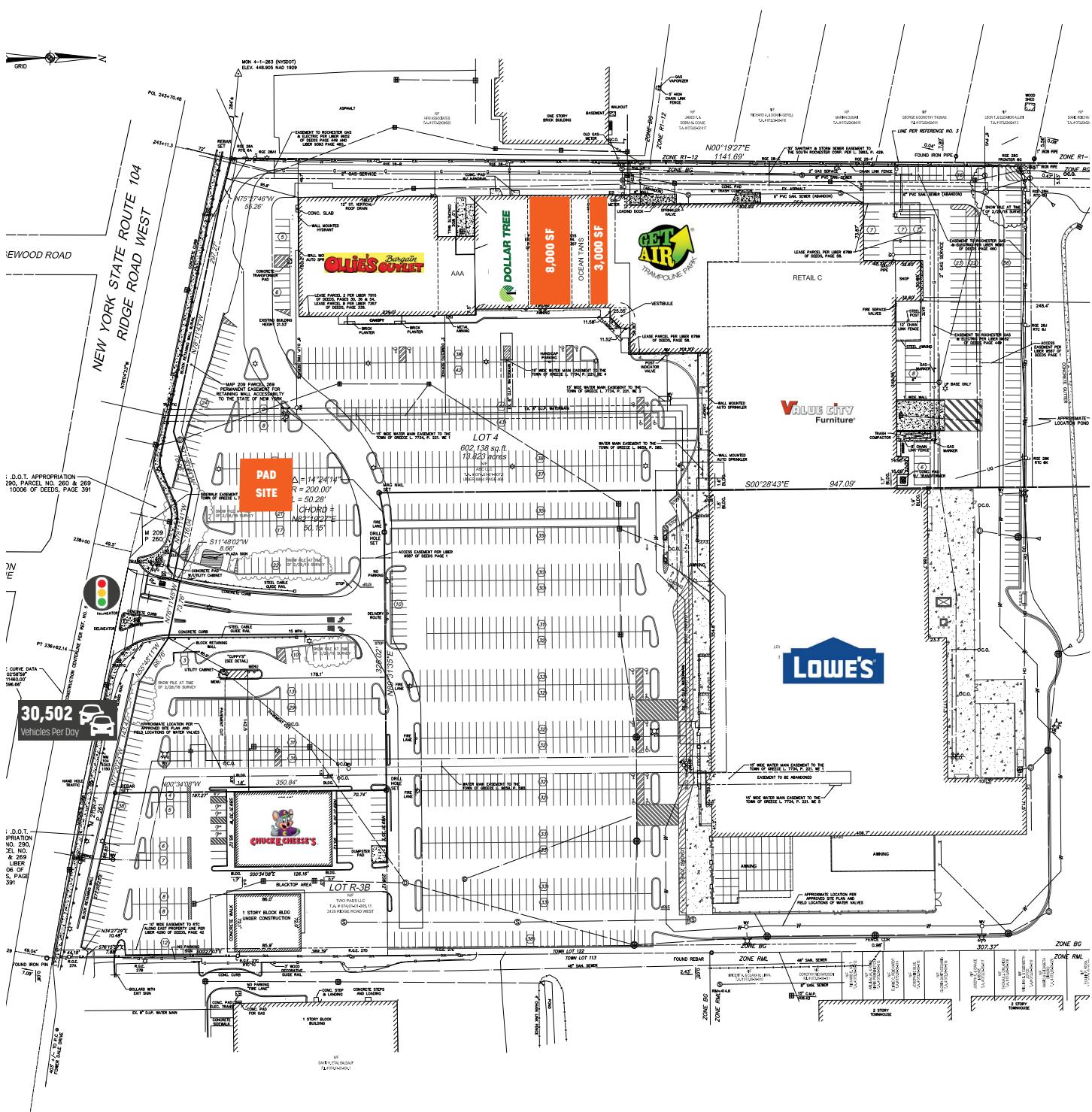
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The logo for Caliber Commercial Brokerage. It features a stylized 'C' icon composed of two interlocking, metallic-looking semi-circles. To the right of the icon, the word 'Caliber' is written in a large, bold, white sans-serif font. A small red dot is positioned above the letter 'i'. Below 'Caliber', the words 'Commercial Brokerage' are written in a smaller, orange sans-serif font.



#### SYMBOL LEGEND



## REFERENCES

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## Jacob Rivera, Partner

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