

PRIME IRONDEQUOIT REDEVELOPMENT

1760-1802 East Ridge Road

Rochester, NY 14622

Restaurant/Retail/Office Space Available



VENTURE
BROKERAGE GROUP



AVAILABLE OPPORTUNITIES

- 1) 1780 E Ridge Rd: 15,000 SF (proposed new retail or office building)
- 2) 1770 E Ridge Rd: 2,600 SF (proposed pad site can build to suit)
- 3) 1802 E Ridge Rd: 2,577 SF (Former Arby's with drive-thru; building can remain or build to suit)

PROPERTY HIGHLIGHTS

- Signalized access for prime development sites
- Ideally situated in the heart of the E. Ridge Rd retail corridor
- Just 1/2 mile from Route 104
- Traffic counts over 15,800 VPD



2815 Monroe Avenue
Rochester, NY 14618
VentureBrokerageGroup.com

Information is correct to be the best of our knowledge but is not guaranteed for accuracy.

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NEW CONCEPT SITE OVERVIEW



1) Proposed Retail/Office Building: 1780 E. Ridge Rd.

- Existing mall to be demolished
- New 15,000 SF retail/medical/office building proposed
- Parking: 57+/- spaces in front and back plus adjacent parking lot of 57+ spaces

2) Proposed Pad Site: 1770 E. Ridge Rd

- Former restaurant to be demolished
- 2,600 SF +/- ; will build to suit
- Ideal for bank, QSR, retail

3) Former Fast Food with Drive-Thru: 1802 E Ridge Rd

- Former Arby's with drive-thru
- 2,577 SF +/-
- Potential to reconfigure ingress/egress to give access to traffic light at Atrium Mall



Total Parking Capacity:
180+

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MARKET AERIAL



DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Miles	5 Miles
Population	13,471	112,339	283,110
Daytime Population	16,860	102,355	291,927
Households	5,974	45,707	121,836
Average Household Income	\$55,666	\$57,998	\$63,386



2,480
Businesses



41,675
Employees



\$111,271
Median Home Value



37.7
Median Age

· 3-Mile Demographics ·

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