

Erie Canal Commons

40,389 SF High Traffic Retail Center

2500 Ridgeway Ave
Greece, NY 14626

Inline & Outparcel Space Available For Lease



Offering Overview

Erie Canal Commons is a 40,389 square foot shopping center at the intersection of two of the submarket's primary traffic corridors, Ridgeway Ave and Long Pond Rd. Approximately 1,300 square feet of inline space and 3,300 square feet of freestanding outparcel space is currently available for lease. The center offers immediate access to the neighboring residential population as well as traffic from Unity Hospital, Canal Ponds Business Park and the 1.5 million square foot Mall At Greece Ridge.

Offering Details

- + 3,300 SF Freestanding Building With Drive Thru, Lease Rate: \$16.00/sf NNN (Estimate: \$6.40/sf)
- + 1,300 SF Inline Space, Lease Rate: \$20.00/sf NNN (Estimate: \$6.40/sf)



Property Overview

- + 40,389 Square Foot Center
- + 3,300 Square Feet Available. Freestanding Building With Drive Thru (Subject to Termination of Existing Tenant's Lease), Potential Pad Site For Drive Thru ATM.
- + 1,300 Square Feet Available. Inline space
- + Co-Tenants of the center include: Starbucks, Tim Hortons, Burger King, DiBella's Subs, Citi Financial, Manpower and more
- + 1 Mile From I-390
- + Pylon Sign
- + Signalized Access
- + Located in a dense population center at the intersection of two of the submarket's primary traffic corridors, Ridgeway Ave and Long Pond Rd

Contact Us

Jaymes Keenan

+1 585 784 3638

jaymes.keenan@cbre-rochester.com

Licensed Real Estate Salesperson

© 2025 CBRE Upstate NY, part of the CBRE Affiliate Network. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE Upstate NY and the CBRE Upstate NY logo are service marks of CBRE Upstate NY. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE Upstate NY. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE Upstate NY

1350 University Ave, Ste 100

Rochester, NY 14623

+1 585 240 8080

www.cbre.com/rochester

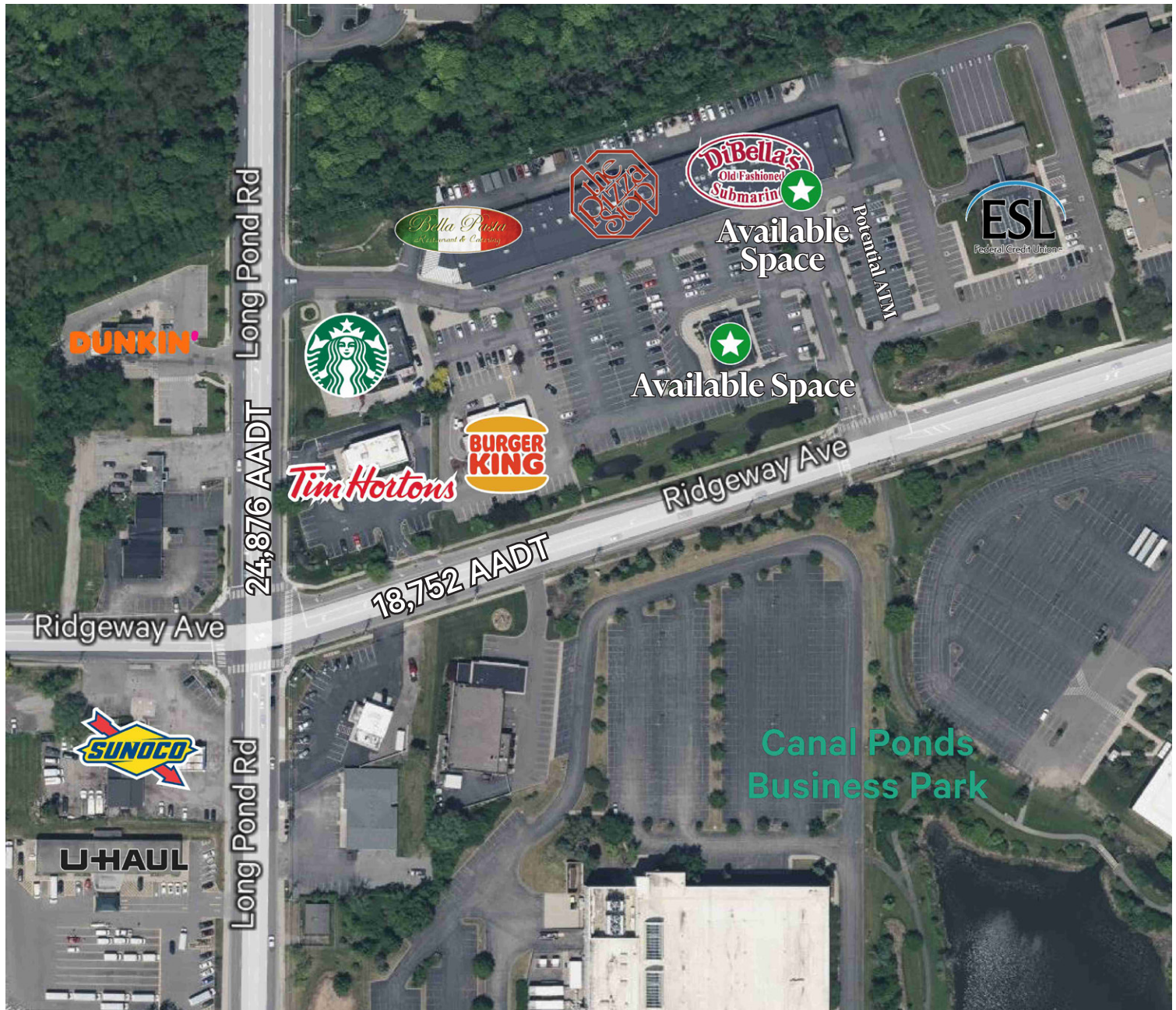
CBRE Upstate NY

PART OF THE AFFILIATE NETWORK

Erie Canal Commons

2500 Ridgeway Ave | Greece, NY 14626

For Lease



Contact Us

Jaymes Keenan

+1 585 784 3638

jaymes.keenan@cbre-rochester.com

Licensed Real Estate Salesperson

CBRE Upstate NY

1350 University Ave, Ste 100

Rochester, NY 14623

+1 585 240 8080

www.cbre.com/rochester

CBRE Upstate NY







PART OF THE AFFILIATE NETWORK



DEMOGRAPHIC BRIEF

2500 RIDGEWAY AVE

ERIE CANAL COMMONS

 POPULATION	1 MILE	2 MILES	3 MILES
2024 Population - Current Year Estimate	5,866	26,251	65,768
2029 Population - Five Year Projection	5,827	26,083	65,264
2020 Population - Census	5,954	26,540	67,134
2010 Population - Census	5,781	26,606	66,780
2020-2024 Annual Population Growth Rate	-0.35%	-0.26%	-0.48%
2024-2029 Annual Population Growth Rate	-0.13%	-0.13%	-0.15%
 HOUSEHOLDS			
2024 Households - Current Year Estimate	2,607	12,219	29,197
2029 Households - Five Year Projection	2,687	12,527	29,860
2010 Households - Census	2,386	11,547	27,650
2020 Households - Census	2,555 95.3%	12,065 96.6%	28,898 96.0%
2020-2024 Compound Annual Household Growth Rate	0.48%	0.30%	0.24%
2024-2029 Annual Household Growth Rate	0.61%	0.50%	0.45%
2024 Average Household Size	2.21	2.13	2.24
 HOUSEHOLD INCOME			
2024 Average Household Income	\$85,737	\$86,514	\$83,295
2029 Average Household Income	\$97,681	\$98,930	\$95,854
2024 Median Household Income	\$73,468	\$68,625	\$63,612
2029 Median Household Income	\$79,961	\$77,197	\$73,529
2024 Per Capita Income	\$38,533	\$40,139	\$37,019
2029 Per Capita Income	\$45,405	\$47,363	\$43,904
 HOUSING UNITS			
2024 Housing Units	2,723	12,619	30,355
2024 Vacant Housing Units	116 4.3%	400 3.2%	1,158 3.8%
2024 Occupied Housing Units	2,607 95.7%	12,219 96.8%	29,197 96.2%
2024 Owner Occupied Housing Units	1,757 64.5%	7,886 62.5%	18,037 59.4%
2024 Renter Occupied Housing Units	850 31.2%	4,333 34.3%	11,160 36.8%
 EDUCATION			
2024 Population 25 and Over	4,400	19,789	47,562
HS and Associates Degrees	2,718 61.8%	11,897 60.1%	29,189 61.4%
Bachelor's Degree or Higher	1,260 28.6%	6,013 30.4%	13,173 27.7%
 PLACE OF WORK			
2024 Businesses	426	1,540	2,886
2024 Employees	13,691	29,568	50,712

Erie Canal Commons

2500 Ridgeway Ave | Greece, NY 14626

For Lease



Contact Us

Jaymes Keenan

+1 585 784 3638

jaymes.keenan@cbre-rochester.com

Licensed Real Estate Salesperson

CBRE Upstate NY

1350 University Ave, Ste 100

Rochester, NY 14623

+1 585 240 8080

www.cbre.com/rochester

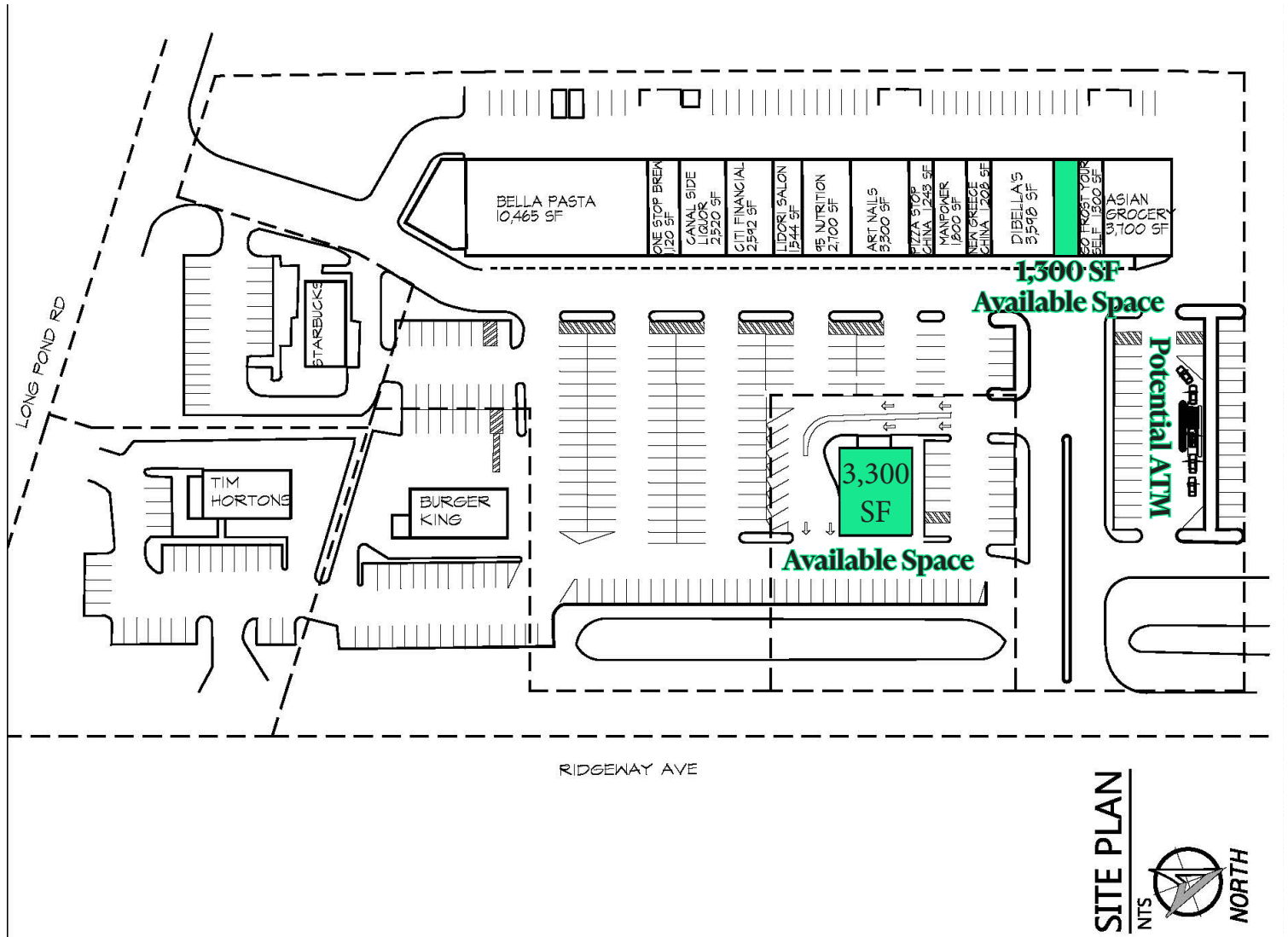
CBRE Upstate NY

PART OF THE AFFILIATE NETWORK

Erie Canal Commons

2500 Ridgeway Ave | Greece, NY 14626

For Lease



Contact Us

Jaymes Keenan

+1 585 784 3638

jaymes.keenan@cbre-rochester.com

Licensed Real Estate Salesperson

CBRE Upstate NY

1350 University Ave, Ste 100

Rochester, NY 14623

+1 585 240 8080

www.cbre.com/rochester

CBRE Upstate NY

PART OF THE AFFILIATE NETWORK