

RETAIL SPACE AVAILABLE FOR LEASE

# 3042 West Ridge Road

Rochester (Greece), NY 14626



## AVAILABLE OPPORTUNITY

- » JoAnn Space, up to 25,000 SF available for lease
- » Owner will subdivide

## PROPERTY HIGHLIGHTS

- » Neighborhood Center with GLA of 75,916 SF
- » Adjacent to Lowe's Plaza & across from Wegmans
- » Traffic Count: 34,526 VPD along W Ridge Road
- » Excellent, street-facing large signage for plaza
- » Direct access to signalized intersection



FOR MORE INFORMATION, PLEASE CONTACT:



**JANELL VANEGAS**  
Licensed Real Estate Broker  
585.615.1102 (c)  
[Janell@VentureBrokerageGroup.com](mailto:Janell@VentureBrokerageGroup.com)



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## SITE PHOTOS



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## MARKET AERIAL



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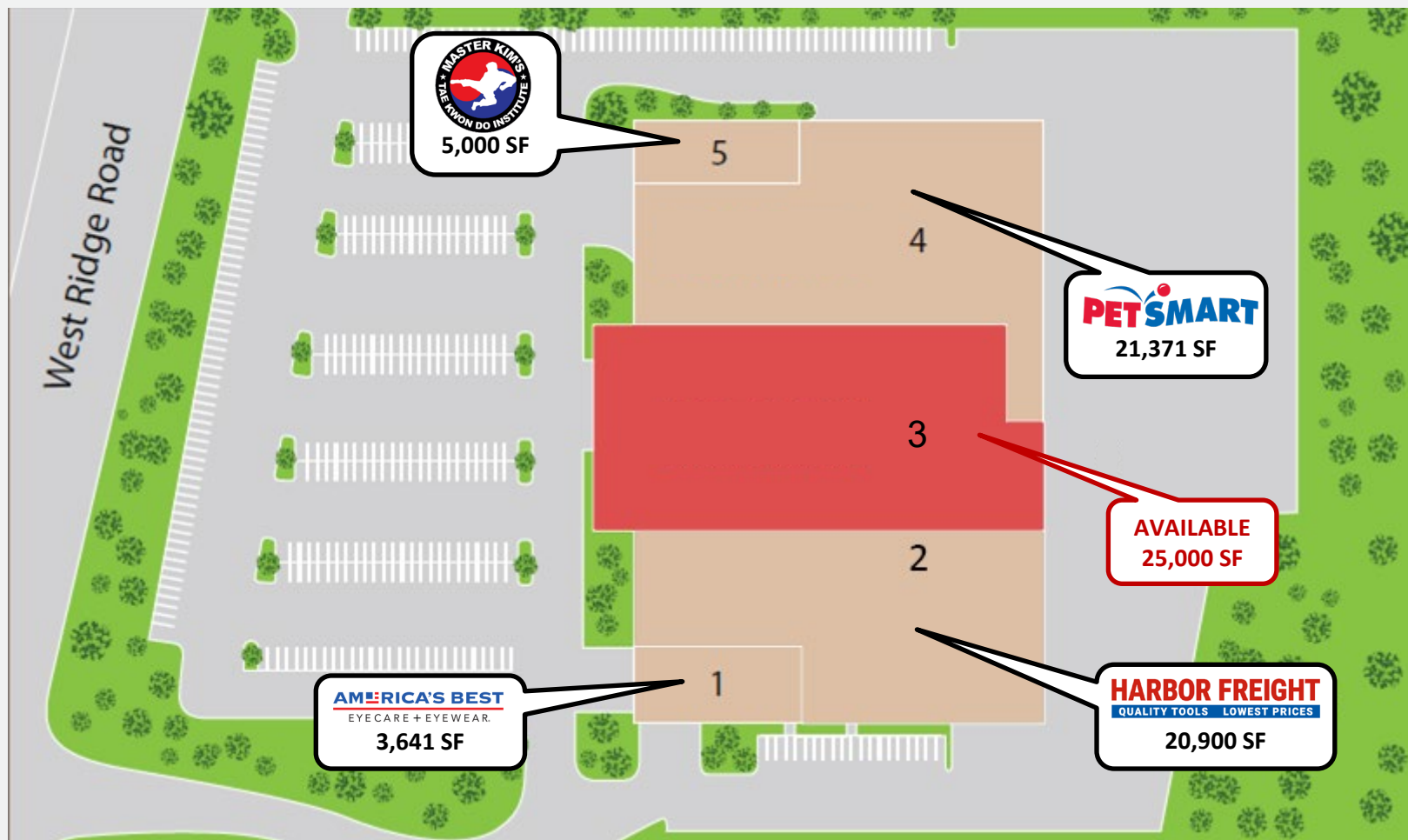
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## SITE MAP



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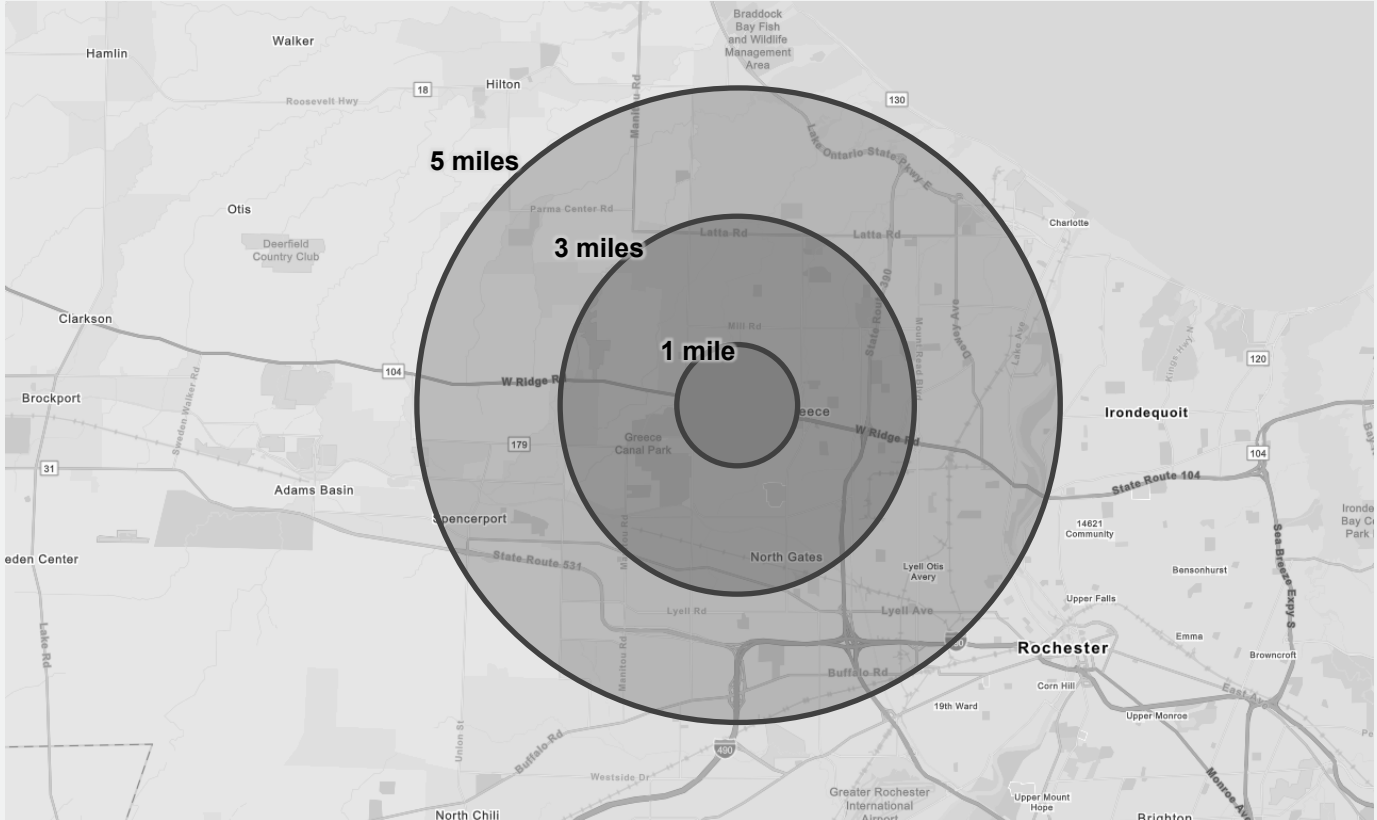
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## DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	9,636	57,930	165,937
Daytime Population	8,973	59,469	158,050
Households	4,572	26,293	71,934
Average Household Income	\$83,433	\$97,103	\$84,211



**2,108**  
Businesses



**34,741**  
Employees



**\$206,767**  
Median Home Value



**44.9**  
Median Age

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