

# PARMA PLACE

5017 West Ridge Road  
Spencerport, NY 14559



## PROPERTY DESCRIPTION

New construction in 2010, this building in excellent condition. The plaza is anchored by Dunkin' and has a diverse mix of local co-tenants. Available spaces include a turnkey fitness and group exercise space, and a turnkey salon space. Pylon and store signage is available for visibility from the street.

## LOCATION DESCRIPTION

This property is located one off of a signalized intersection at Route 259 & Route 104, in Spencerport, NY, a suburb on the west side of the Rochester, NY MSA. The intersection is 1.5 miles north of the Village of Spencerport. Traffic count on Route 104 is 13,154 AADT. Parma Place is almost fully leased, with Dunkin' Donuts anchoring the building.

## PROPERTY HIGHLIGHTS

- Ample parking
- Pylon signage
- High visibility from the street
- Newer construction in excellent condition
- Gross Lease

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	246	14,341	90,058
Total Population	669	38,928	233,527
Average HH Income	\$84,452	\$77,641	\$68,712

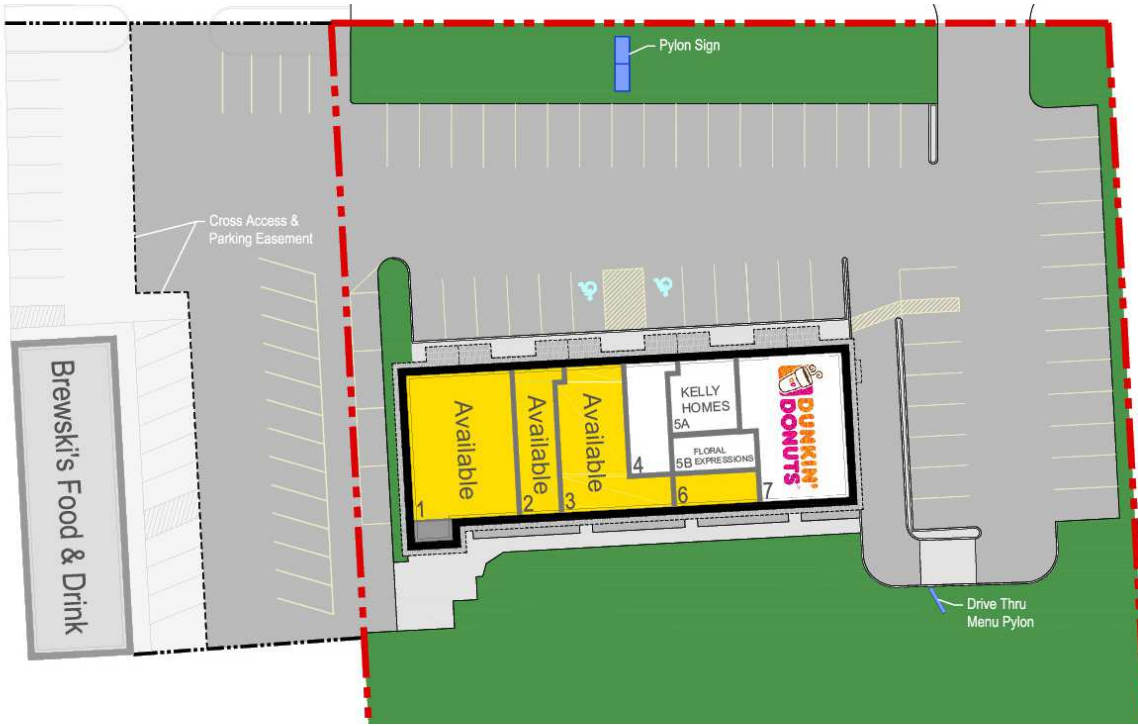


**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934



# PARMA PLACE

5017 West Ridge Road  
Spencerport, NY 14559



## TENANT INDEX

1. AVAILABLE.....	1,754 SF
2. AVAILABLE.....	645 SF
3. AVAILABLE.....	1,221 SF
4. AMERICAN COMPUTER SERVICES.....	550 SF
5A. KELLY HOMES.....	500 SF
5B. FLORAL EXPRESSIONS.....	353 SF
6. AVAILABLE.....	333 SF
7. DUNKIN' DONUTS.....	1,500 SF

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Space 1	Available	1,754 SF	Gross	Negotiable	Available Starting 10/1/2024
Space 2	Available	645 SF	Gross	Negotiable	Can be combined with Space 1
Space 3	Available	1,221 SF	Gross	Negotiable	Former Hair Salon. Available 11/1/2024
Space 6	Available	333 SF	Gross	Negotiable	-



**Brian Donovan**  
716.998.2943 | brian@donovanres.com  
460 East Ave, Rochester, NY 14607  
www.donovanres.com  
NY #10491202934



# PARMA PLACE

5017 West Ridge Road  
Spencerport, NY 14559



Exterior of Suite 1



Interior of Suite 1

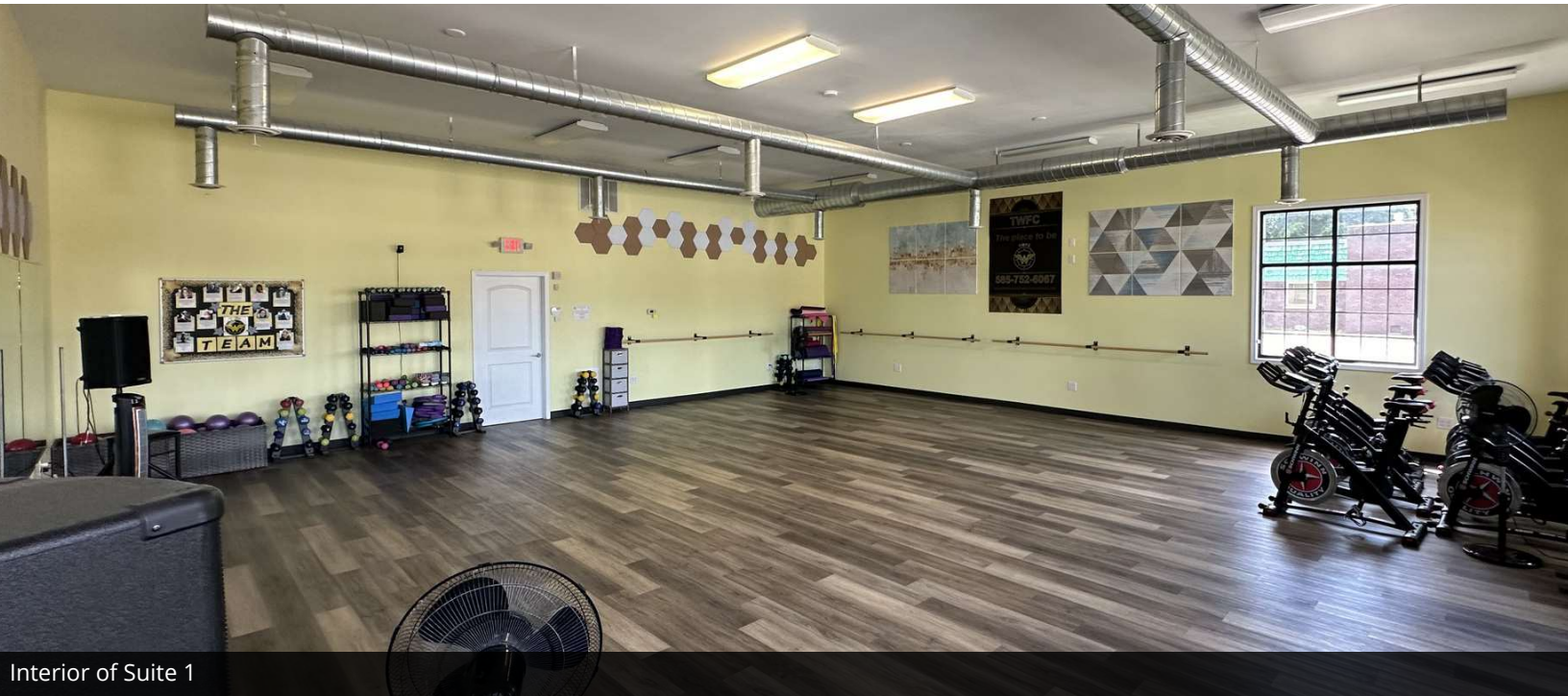


**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934

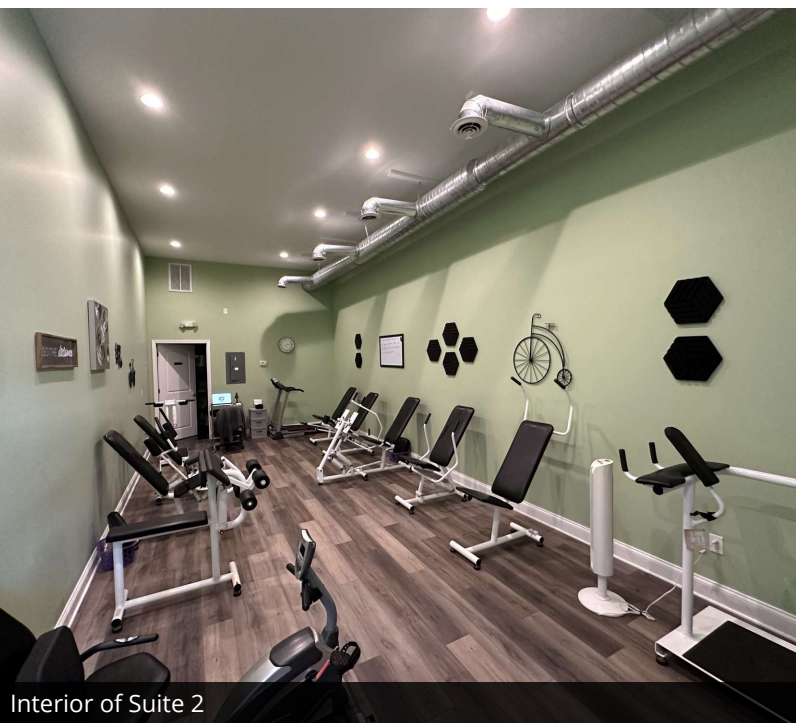


# PARMA PLACE

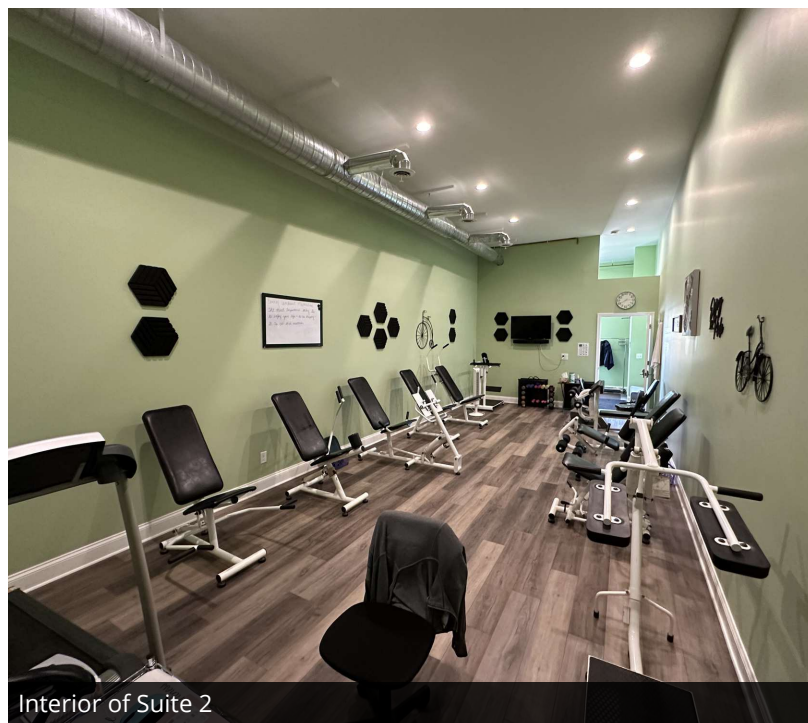
5017 West Ridge Road  
Spencerport, NY 14559



Interior of Suite 1



Interior of Suite 2



Interior of Suite 2



**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934



# PARMA PLACE

5017 West Ridge Road  
Spencerport, NY 14559



Exterior of Suite 3



Interior of Suite 3



Interior of Suite 3



**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934



# PARMA PLACE

5017 West Ridge Road  
Spencerport, NY 14559

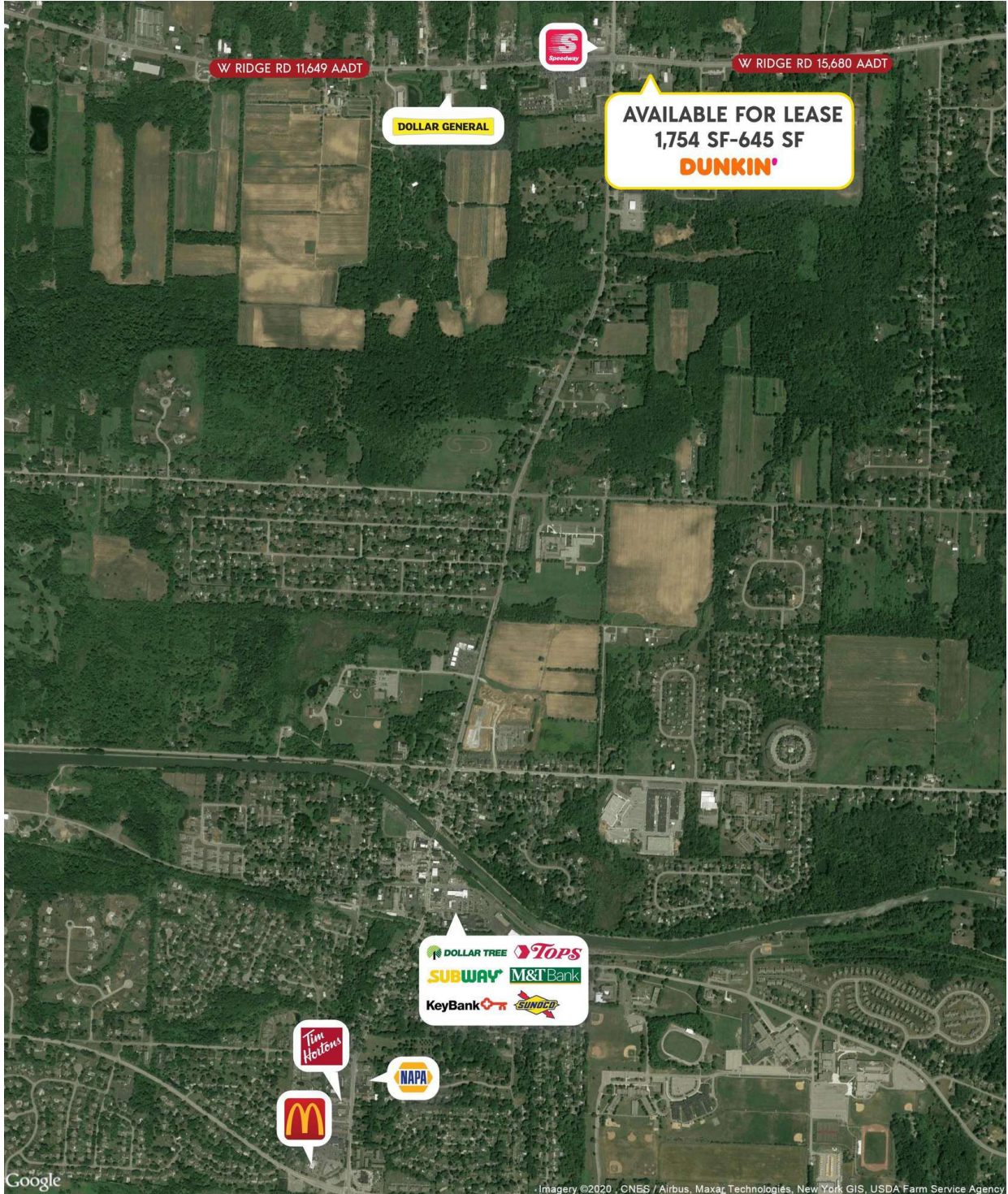


**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934



# PARMA PLACE

5017 West Ridge Road  
Spencerport, NY 14559



Imagery ©2020, CNES / Airbus, Maxar Technologies, New York GIS, USDA Farm Service Agency



**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934



# PARMA PLACE

5017 West Ridge Road  
Spencerport, NY 14559



**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934

