

Webster Woods Plaza - Pad Site

801 Ridge Road / Webster, NY 14580



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More Than More Than Just a Construction Company

As one of Rochester, New York's leading developers, the DiMarzo Family's success is deeply rooted in their ability to translate the needs of the marketplace into successful development projects. With their continuing development, they have made significant contributions to the lives of their customers and the communities they have built.

Founded in 1967 as a family business, Mark IV, along with its over two dozen associated entities, has dominated Rochester's development market, as one of the largest locally based real estate developers and property management firms in the Greater Rochester area.

Mark IV has developed and constructed over 6,000 single-family homes, luxury residential rental apartments, and townhomes including the over 2,500 units within the Legacy Independent Senior Living Communities. Within the residential rental property portfolio, Mark IV proudly maintains an over 98% retention rate. Mark IV has built, owns, and operates more than 1,000,000 square feet of commercial, retail, and light industrial space in Monroe County. These developments meet and exceed the needs and expectations of the individuals and families across the Greater Rochester Area.

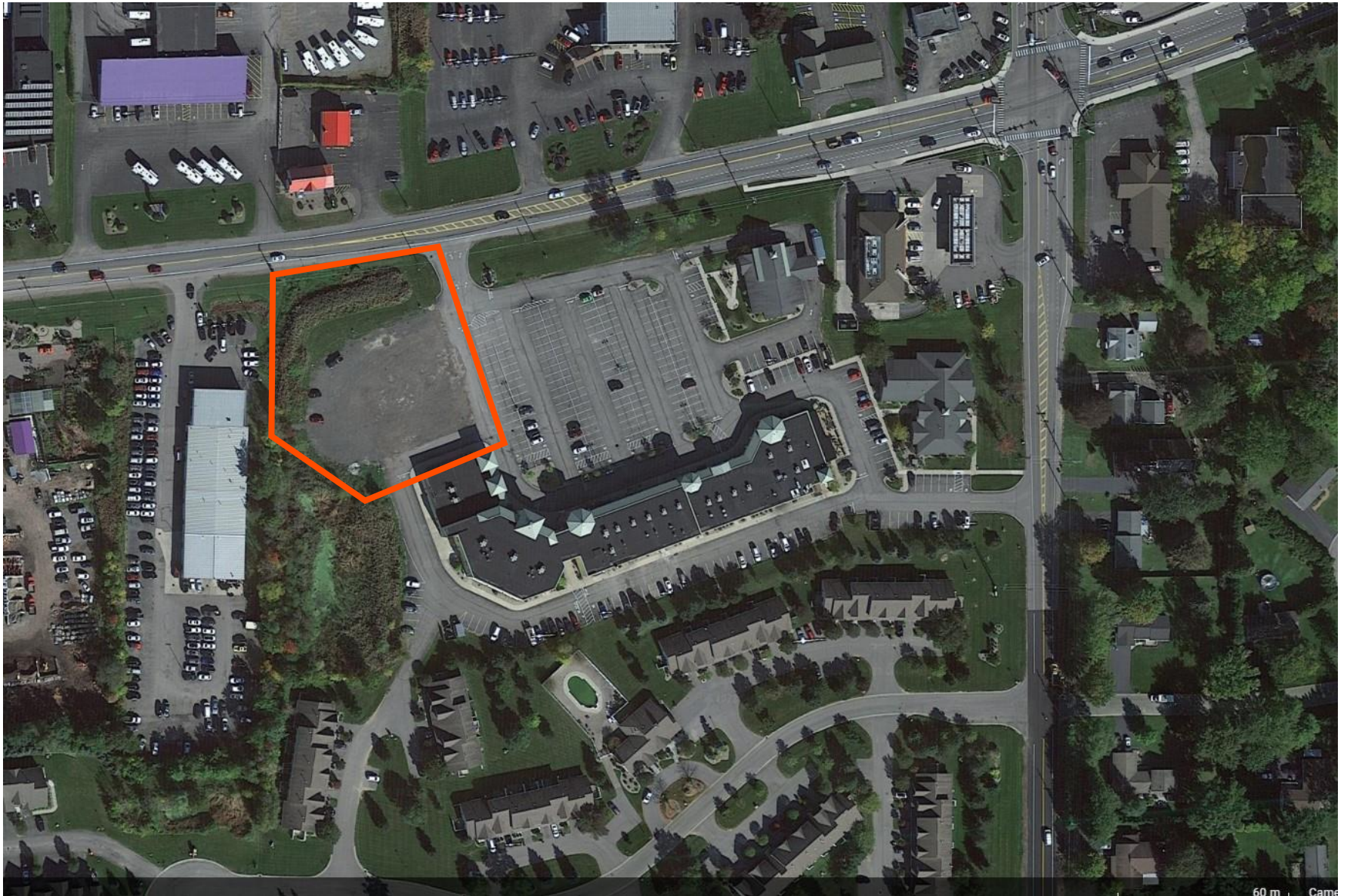


Property Highlights

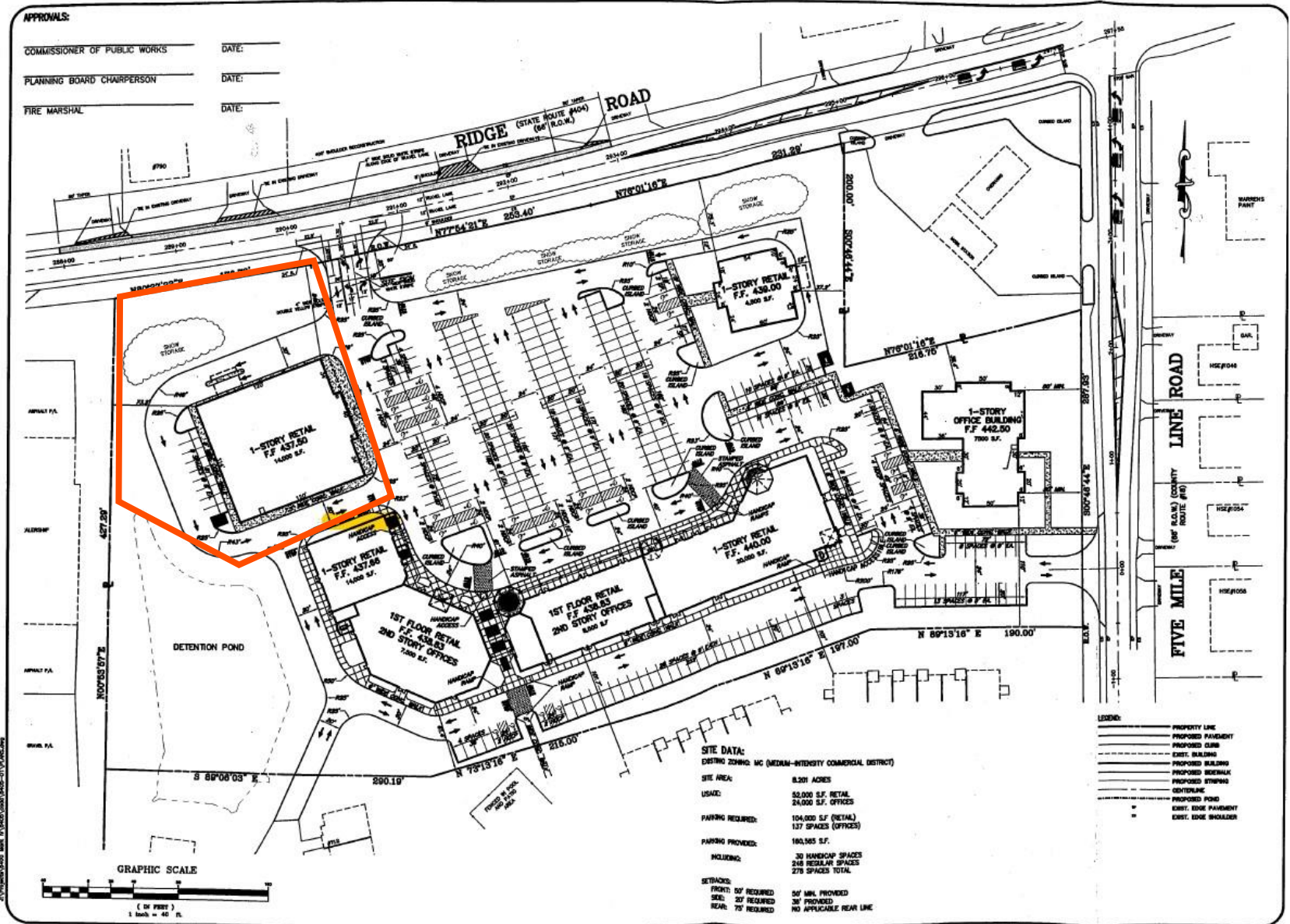
- Approved retail pad site for development or a 4500 square foot car wash
- Leveled and graded
- Heavy traffic with a daily count of +31,000 vehicles
- Easy access to Route 104
- Curb cut and parking in place in a well-established retail center
- Located near national and regional retailers such as Walmart, Target, Wegmans, and Lowes Home Improvement



Site Map



Site Plan



Demographics

Webster, NY

Population	54,214	Households	22,955
Median Age	45.8	Persons Per Household	2.34
Median Age Female	46.5	Income Per Household	\$85,473
Median Age Male	44.8	Average House Value	\$210,100



Mark IV Enterprises is one of the largest locally-based real estate development companies in the greater Rochester, New York area. With dozens of properties located throughout upstate New York, including; Downtown Rochester, Victor, Webster, and Henrietta, Mark IV Enterprises builds multifamily housing (townhomes and apartments) and commercial properties that include; office parks, shopping centers, senior centers and more.



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