

ENCORE of
Lac De Ville



DIMARCO
GROUP

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HIGHLIGHTS

Location

1925 South Clinton Ave, Rochester, NY 14618

Site Size

11 Acres

Development Size

85,000 sf

Average Daily Traffic

15,858 (ADT)

Zoning

Commercial / Retail

Availability

Specialty Retail

Restaurant

Office

Medical Office

Area Description

Providing easy access to local universities, medical centers, residential areas and retail, Brighton is one of the most sought after suburbs of Rochester, NY.

ALSO NEARBY

Shoppes at Lac De Ville (Across the Street)

Tops

Rita's Italian Ice

Dollar General

United States Postal Service

Project LeanNation

Mesquite Grill

Lifespan of Greater Rochester

Silk Bridal Boutique

Prince & Princess Hair Salon

Dirty Laundry

Julian's Dry Cleaning

Bolsa Nails

AutoZone



Goosepark Bubble Tea

Seoul Drop

College Town (1.9 miles)

Downtown Rochester (2.9 miles)

Other Notable Locations

McQuaid Jesuit High School (0.3 miles)

Walgreens (0.4 miles)

Rochester Rehabilitation (1.1 miles)

University of Rochester (1.2 miles)

Clinton Crossings Medical Center (1.2 miles)

Costco (1.3 miles)

REI Co-Op (1.3 miles)

URMC Pain Treatment Center (1.4 miles)

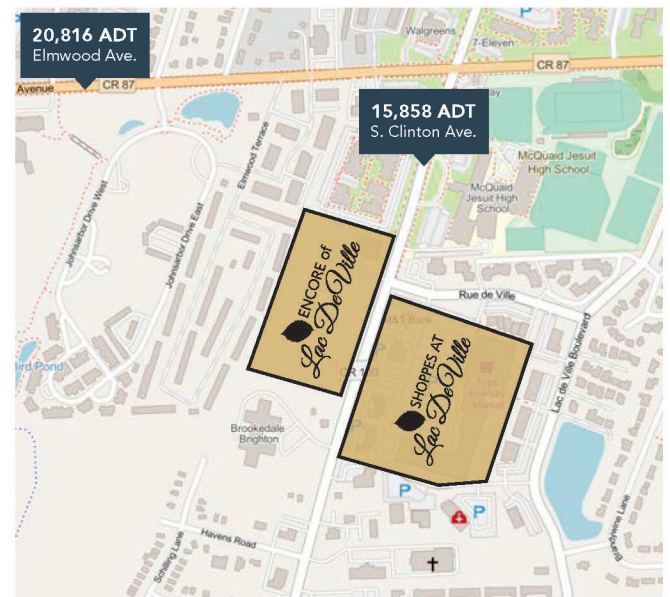
Rochester Psychiatric Center (1.4 miles)



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DEMOGRAPHICS WITHIN 5 MILES

Population:	223,355
Median Age:	33.4
Median HH Income:	\$55,300/year
Avg. People per HH:	2.3
Total Households:	137,795
Education:	38.4% Bachelors or Higher
Square Footage:	140,300 SF Gross Leasable Area
Crime Rate:	Low



DIMARCO
GROUP

**FIVE GENERATIONS. ONE GROUP.
BUILDING COMMUNITIES.**

Established in 1910 as a general contractor, DiMarco Group has evolved over the years into a full service development company applying cutting-edge design and building concepts to meet 21st century real estate needs. After 100 years, our commitment to excellence is stronger than ever.

Our visionary approach includes deployment of first-rate people, practices & technologies in partnership with our clients, who benefit from the strength and experience of the DiMarco Group family of companies.

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