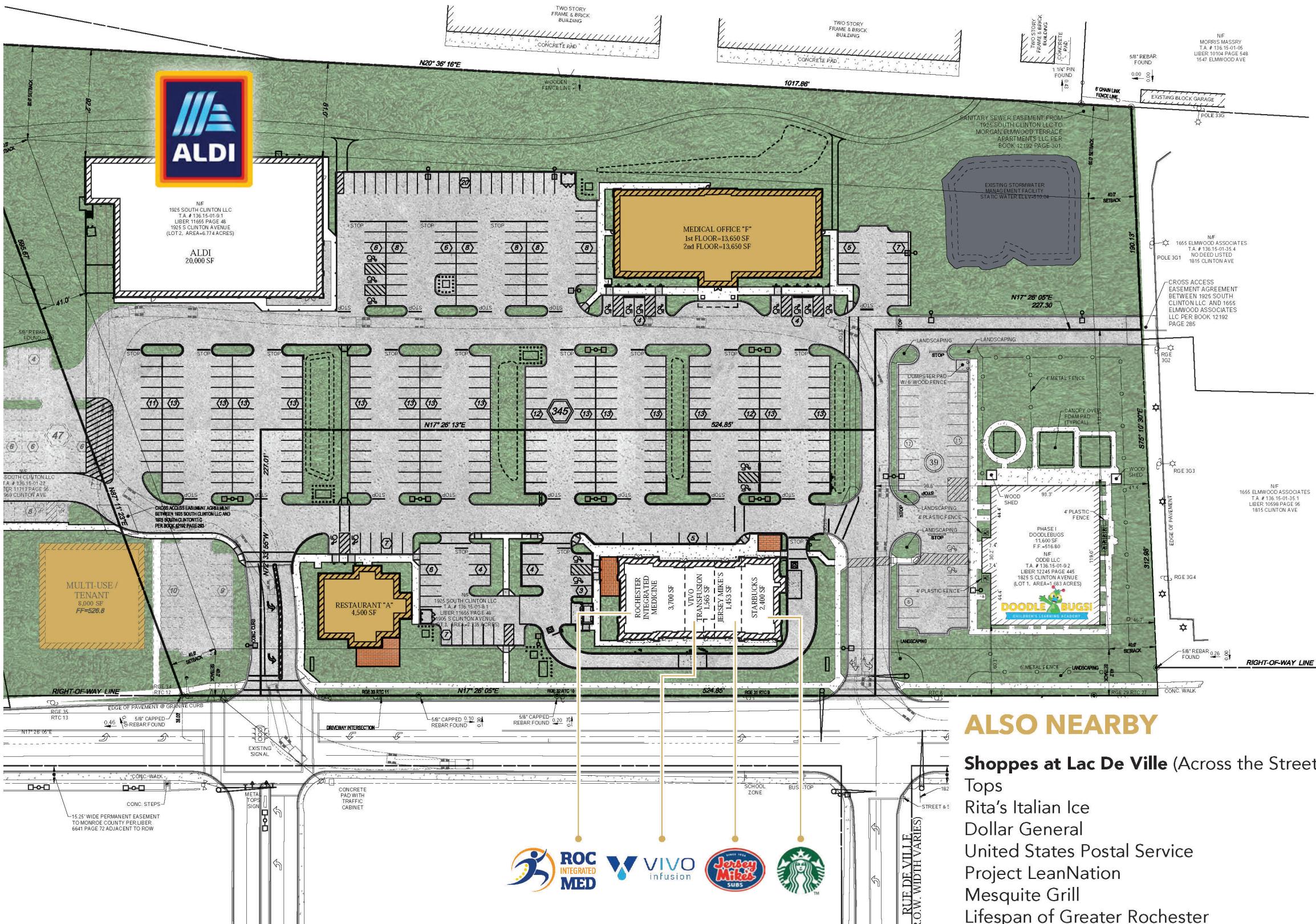


ENCORE of
Lac De Ville



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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



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.

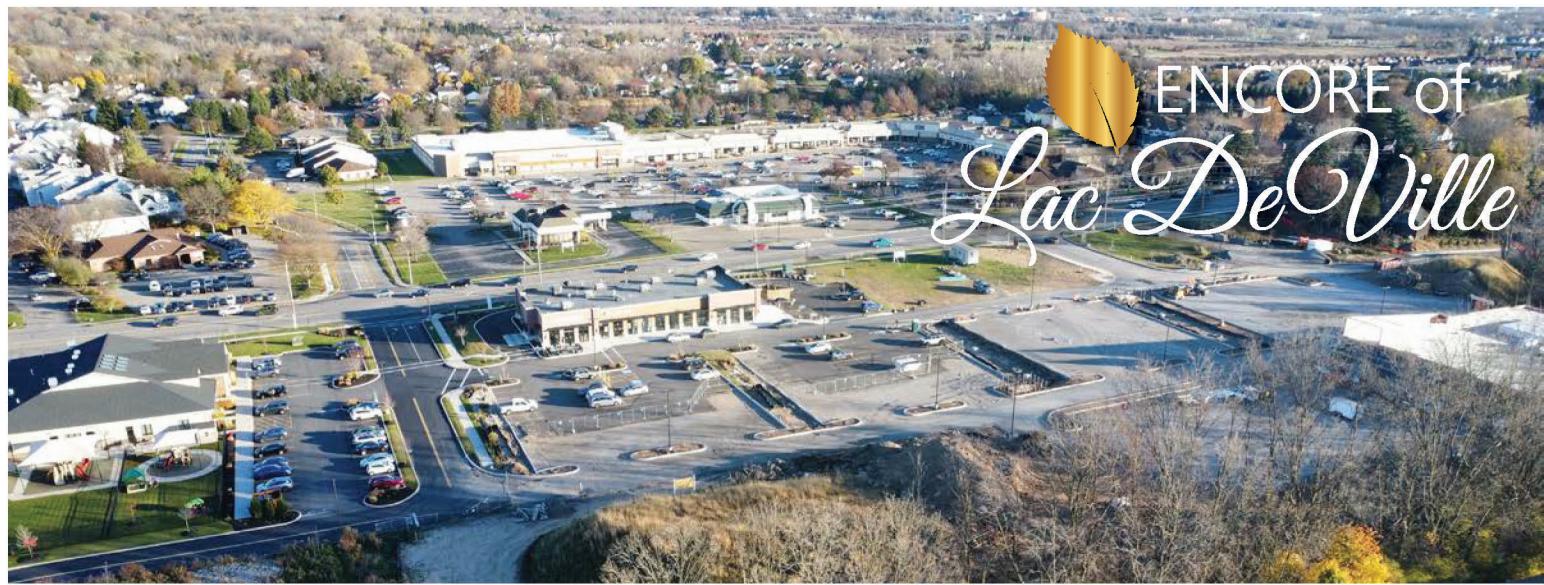
Goosepark Bubble Tea
Seoul Drop

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)



ENCORE of *Lac DeVille*

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
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**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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BALDWIN REAL ESTATE
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