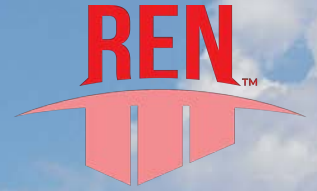


630-668 West Ridge Road, Rochester NY 14615

FOR LEASE | 2 RETAIL SPACES AVAILABLE | WEST RIDGE PLAZA



TIN TIN REN
646.830.0339
LIC# 10491210256
tintin@renmgtgroup.com

JASON REN
585.635-8453
LIC# 10401370185
jason@renmgtgroup.com

REN MANAGEMENT GROUP
630 W Ridge Road, Ste 12
Rochester, NY 14615
renmgtgroup.com

SITE SUMMARY / 630-668 West Ridge Road, Rochester NY 14615

Property Overview

Excellent access and visibility to a grocery anchor neighborhood shopping center with spectacular synergy between all tenants (Family Dollar, Skip's Meat Market, West Ridge Liquor, etc. & the newly renovated expanded Family Dollar in 2021! Situated on a bustling ridge road with two large apartment complex Greece Commons, and a newly re-developed Kodak's Eastman Park with a new \$53 million Eastman Reserve housing project completed in 2019. Within a three-mile radius from the site brands such as Home Depot, Staples, Tim Hortons, Red Lobster, and Subway reside.

Property Highlights

- Excellent visibility & access
- Traffic counts of over 38,000 VPD along West Ridge Road
- Situated along newly re-developed Kodak Eastman Park
- Ideal uses: Retail, Retail Showroom, and Service Industry

Available SF

Suite 7- 7,250 SF

Lease Rate

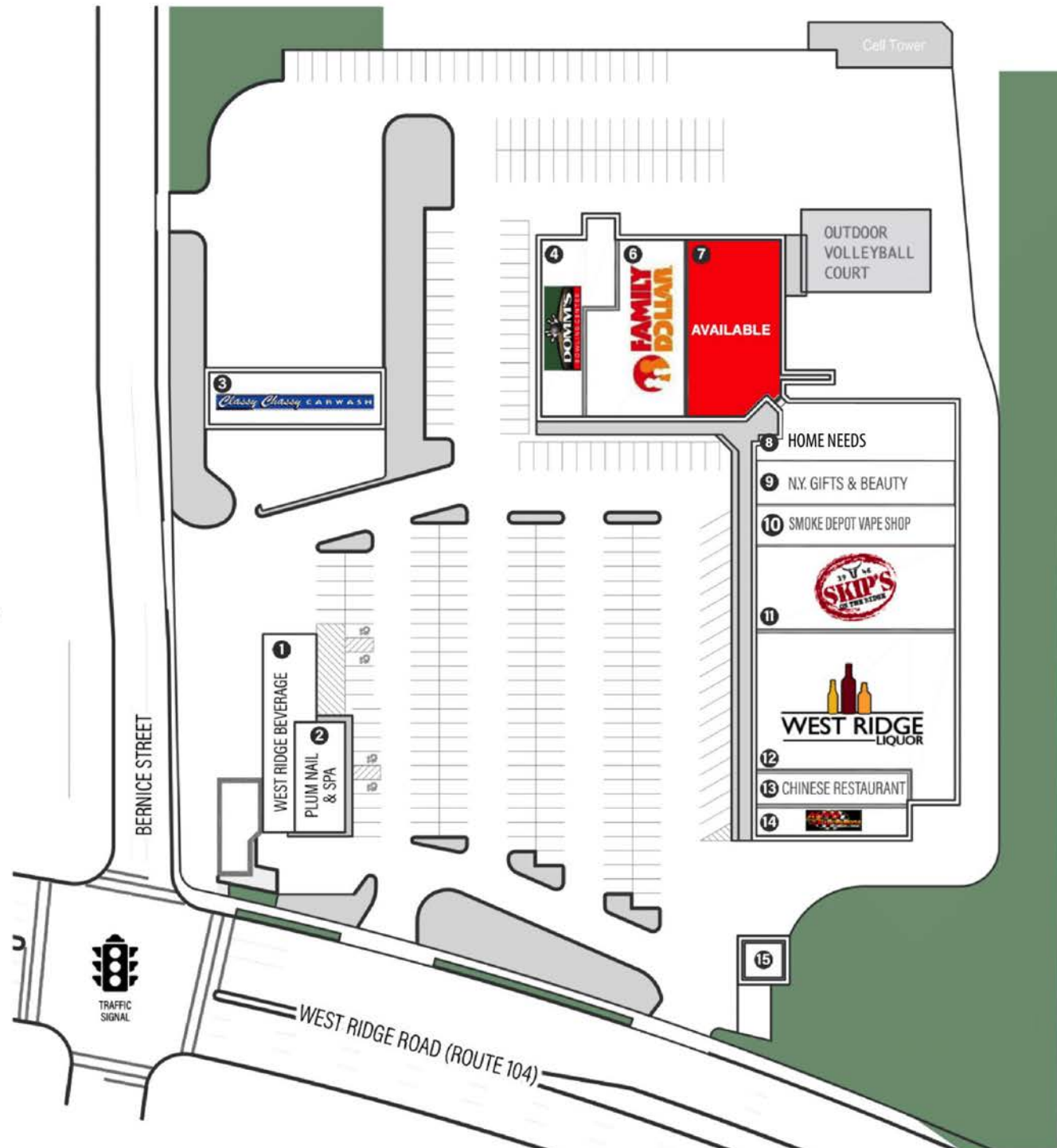
Call for Rate



TENANT INDEX

1	WEST RIDGE BEVERAGE	3,906 SF
2	PLUM NAIL & SPA	1,487 SF
3	CAR WASH	6,500 SF
4	DOMM'S BOWLING	17,000 SF
6	FAMILY DOLLAR	7,713 SF
7	AVAILABLE	7,250 SF
8	HOME NEEDS	3,453 SF
9	N.Y. GIFTS & BEAUTY	4,000 SF
10	SMOKE DEPOT VAPE SHOP	2,500 SF
11	SKIP'S MEAT MARKET	6,500 SF
12	WEST RIDGE LIQUOR	16,000 SF
13	TASTE DELICIOUS CHINESE	1,000 SF
14	SNYDER UPOLSTRY & AUTO EXPRESSIONS	4,568 SF
15	ARTHUR JAXSON PIZZA & SCOOPS	625 SF

■ AVAILABLE SPACES



EASTMAN BUSINESS PARK

"Eastman Business Park is home to manufacturing, tenant and site infrastructure facilities, with several facilities currently for sale and/or lease, along with space for new buildings and development. Kodak currently has 2.5M sq. ft. of existing facility space of virtually all types, and over 300 acres of developable property for commercial or industrial use."

<https://www.eastmanbusinesspark.com/about>



Seneca Park
Zoo

KODAK
CENTER
Orthopedic

Firestone



WEST RIDGE
HOTS



KODAK
CENTER

Independence
Car Care Center

104

WEST RIDGE
PLAZA

W RIDGE ROAD / 38,384 VPD



SOUTHWEST AERIAL / 630-668 West Ridge Road, Rochester NY 14615



125,575

POPULATION (3mi / 2023)



\$65,034

AVG. HH INCOME (3mi / 2023)



138,217

ESTIMATED HH (5mi / 2023)

W RIDGE ROAD / 38,384 VPD

**WEST RIDGE
PLAZA**



EASTMAN BUSINESS PARK BUILDING 326

"Eastman Business Park is a 1,200-acre R&D and manufacturing campus with over 16 million square feet of multi-scale manufacturing, distribution, lab and office space. There are currently 114 companies onsite employing over 6,000 people"

<https://www.eastmanbusinesspark.com/about>

