

Irondequoit Plaza

525 Titus Ave Irondequoit, NY 14622

Space Available: 3,200 - 4,500 SF

- » Ideal for Retail Space
- » Great Street Exposure
- » Heavy Traffic Flow
- » Major Tenants Include Wegmans, Dunkin Donuts, Big Lots, Dollar Tree, Little Caesars, and Citizens Bank

215,000 SF Grocery Anchored Wegman's Center in the heart of the Town of Irondequoit (just North of City of Rochester). Home to a mix of 22 national and local small shop tenants.

Located just North of East Ridge Road on the corner of Hudson Avenue & Titus Avenue. 1/4 Mile to East of site is the new \$13M mixed use I-Square Project. Across the street is new Aldi's (2015).









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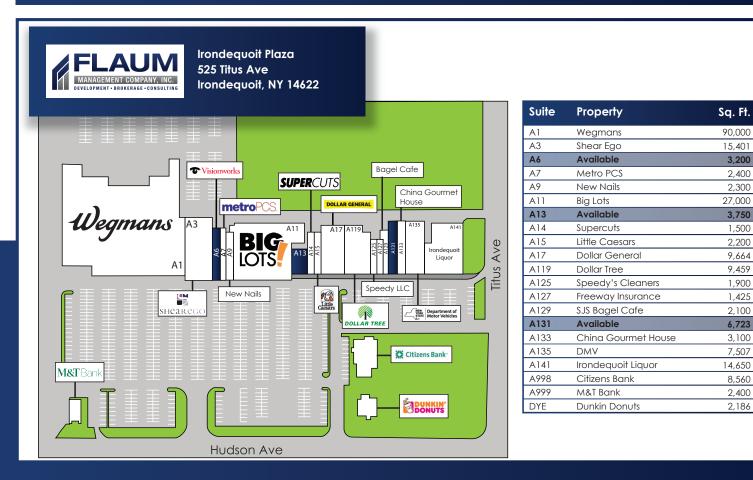








Demographics	3 Mile	5 Miles	10 Miles
Population	135,141	288,363	567,299
Households	56,106	127,952	240,610
Average HH Income	\$61,482	\$64,819	\$79,515
Average Age	36.1	36.8	39.4



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