

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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Suite	Property	Sq. Ft.
A1	Wegmans	90,000
A3	Shear Ego	15,401
A6	Available	3,200
A7	Metro PCS	2,400
A9	New Nails	2,300
A11	Big Lots	27,000
A13	Available	3,750
A14	Supercuts	1,500
A15	Little Caesars	2,200
A17	Dollar General	9,664
A119	Dollar Tree	9,459
A125	Speedy's Cleaners	1,900
A127	Freeway Insurance	1,425
A129	SJS Bagel Cafe	2,100
A131	Available	6,723
A133	China Gourmet House	3,100
A135	DMV	7,507
A141	Irondequoit Liquor	14,650
A998	Citizens Bank	8,560
A999	M&T Bank	2,400
DYE	Dunkin Donuts	2,186

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Contact Us: 400 Andrews Street #500 | Rochester, NY 14604 | 585.546.4866