

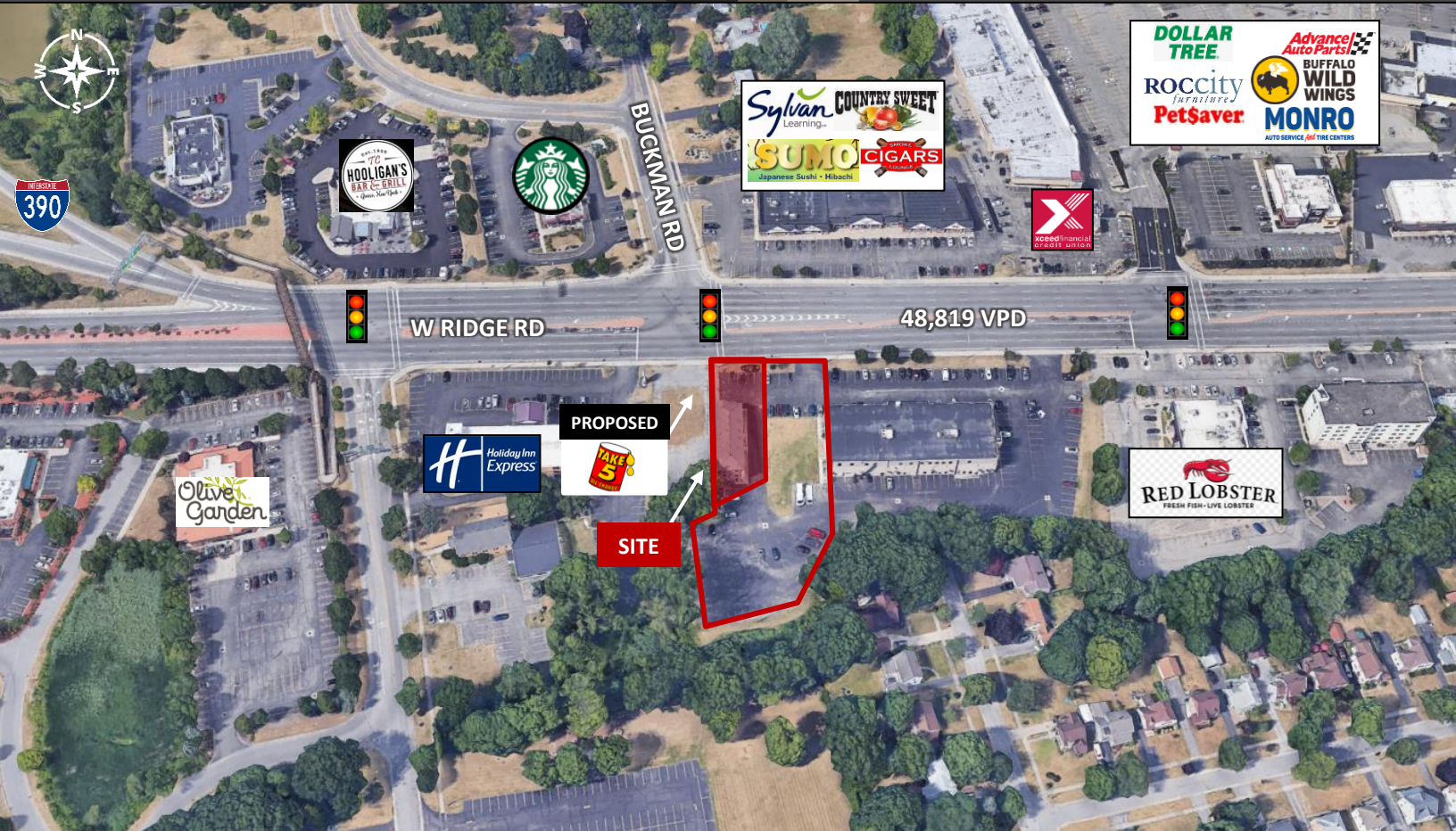
RETAIL DEVELOPMENT OPPORTUNITY

1597 W. Ridge Road

Rochester (Greece) , NY 14615



VENTURE
BROKERAGE GROUP



AVAILABLE OPPORTUNITY

- » 1.48 +/- acre development site
- » For Sale/Ground Lease/Build to Suit Lease

PROPERTY HIGHLIGHTS

- » Excellent redevelopment opportunity with possible traffic signal access & multiple potential uses including retail & office
- » Prime location on West Ridge Road along the main retail corridor of Greece & within walking distance to area restaurants, hotels and shopping
- » Convenient location immediately off Interstate 390 & just 1 mile from the Mall at Greece Ridge
- » High traffic counts over 48,800 VPD



FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS
Licensed Real Estate Broker
585.615.1102 (c)
Janell@VentureBrokerageGroup.com

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SITE PHOTOS



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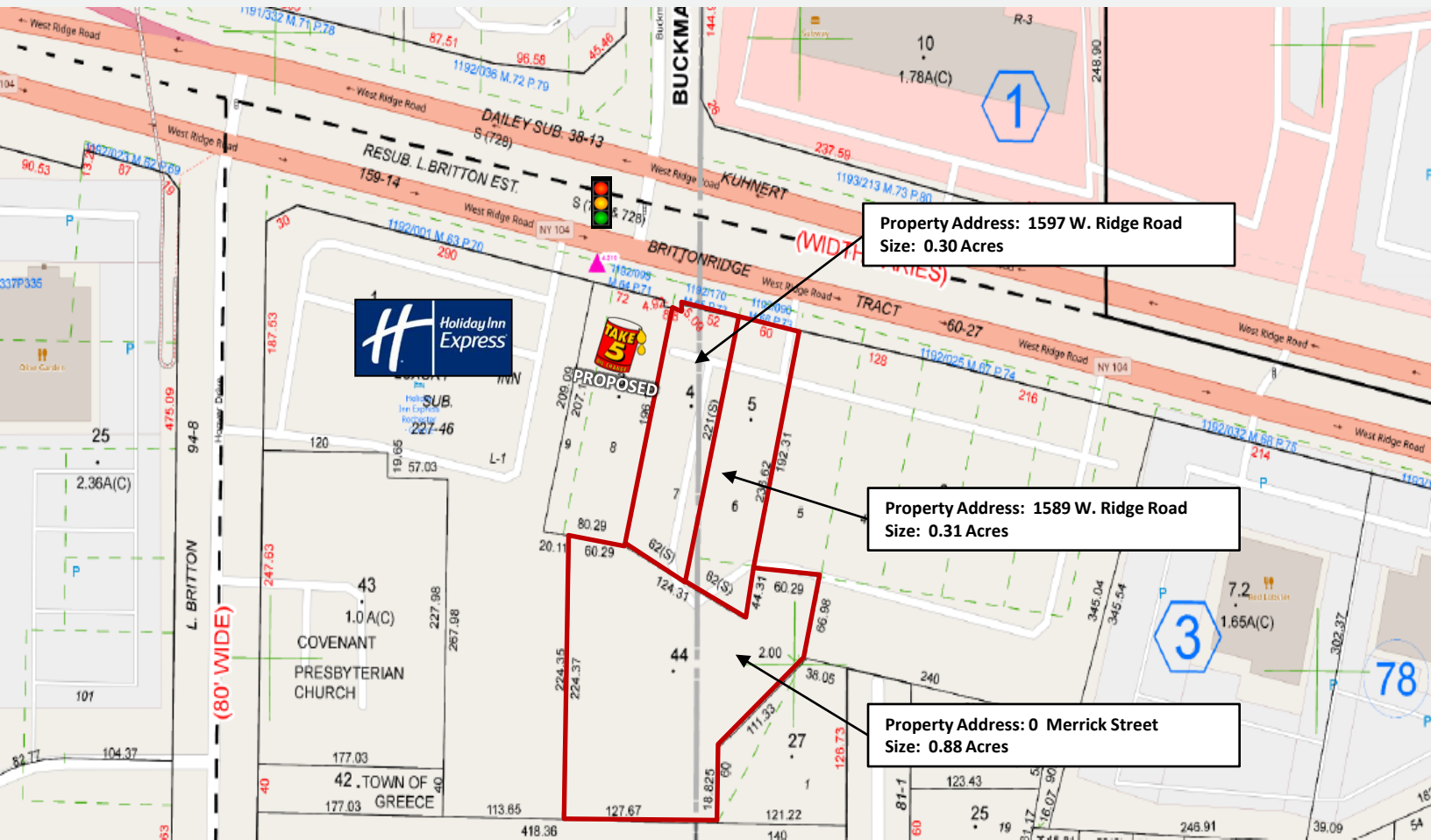


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TAX MAP



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MARKET AERIAL



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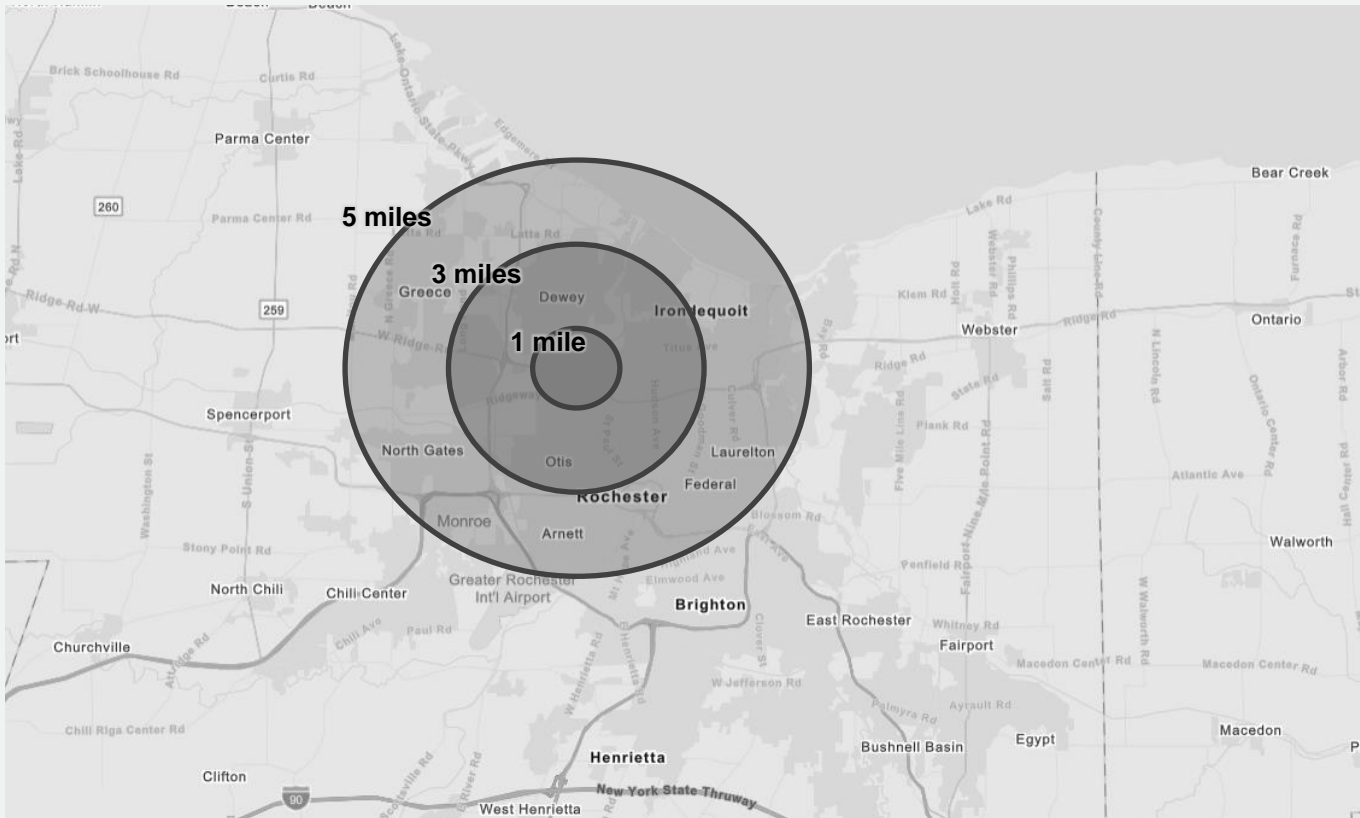
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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	9,332	102,850	266,253
Daytime Population	8,279	101,978	295,993
Households	4,234	42,820	108,151
Average Household Income	\$61,358	\$60,119	\$59,445



3,017
Businesses



47,276
Employees



\$110,497
Median Home Value



38.9
Median Age

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