

# Depot Plaza

## Grocery Anchored Retail Center

999 E Ridge Road  
Irondequoit, New York 14621

Up To 10,000 Square Foot Of Inline Commercial Space



### Offering Overview

Located on the primary retail corridor of the Irondequoit trade area, Depot Plaza (999 E Ridge Road) is a high visibility, grocery anchored center. The property is currently offering inline space ranging from 1,800-10,000 square feet with cotenants including M&T Bank, Tops Markets, UR Medicine, Rainbow, Rent-A-Center and Davita.

### Offering Details

- + Available For Lease
- + 1,800 - 10,000 Square Feet Available
- + Lease Rate: Negotiable

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For Lease



# Property Overview

- + 1,800 - 10,000 Square Feet Available
- + 75,000 Square Foot Center
- + Strong Mix of Retail & Medical Office Tenants
- + Frontage and Access from E Ridge Rd and Carter St
- + Signalized Access form E Ridge Road
- + Average Daily Traffic Counts (Vehicles Per Day):
  - E. Ridge Road: 18,183
  - Carter Street: 12,135
  - Route 104: 55,577
- + Lease Rate: Negotiable

## Contact Us

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Licensed Real Estate Salesperson

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# Depot Plaza

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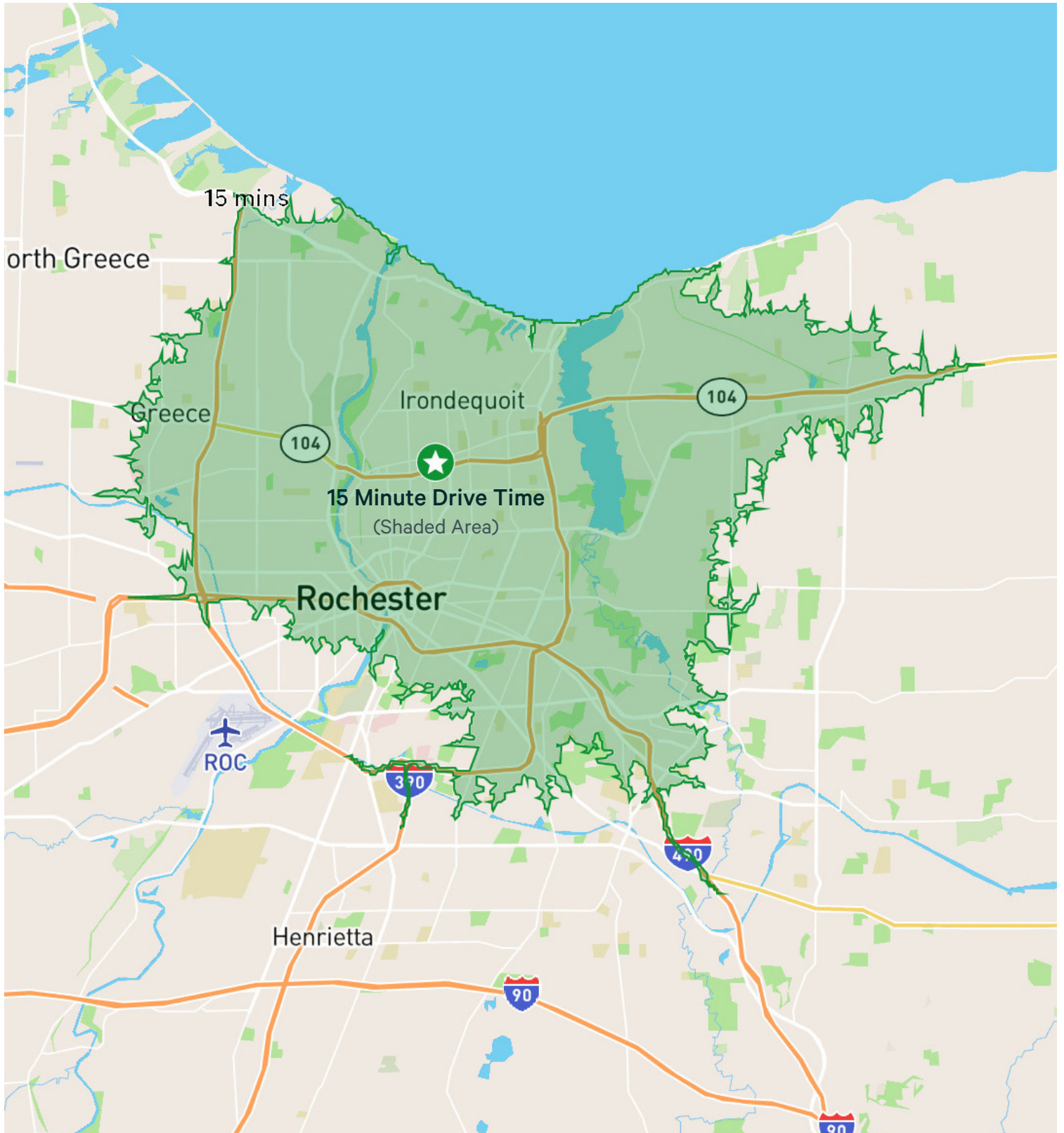




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DEMOGRAPHIC BRIEF

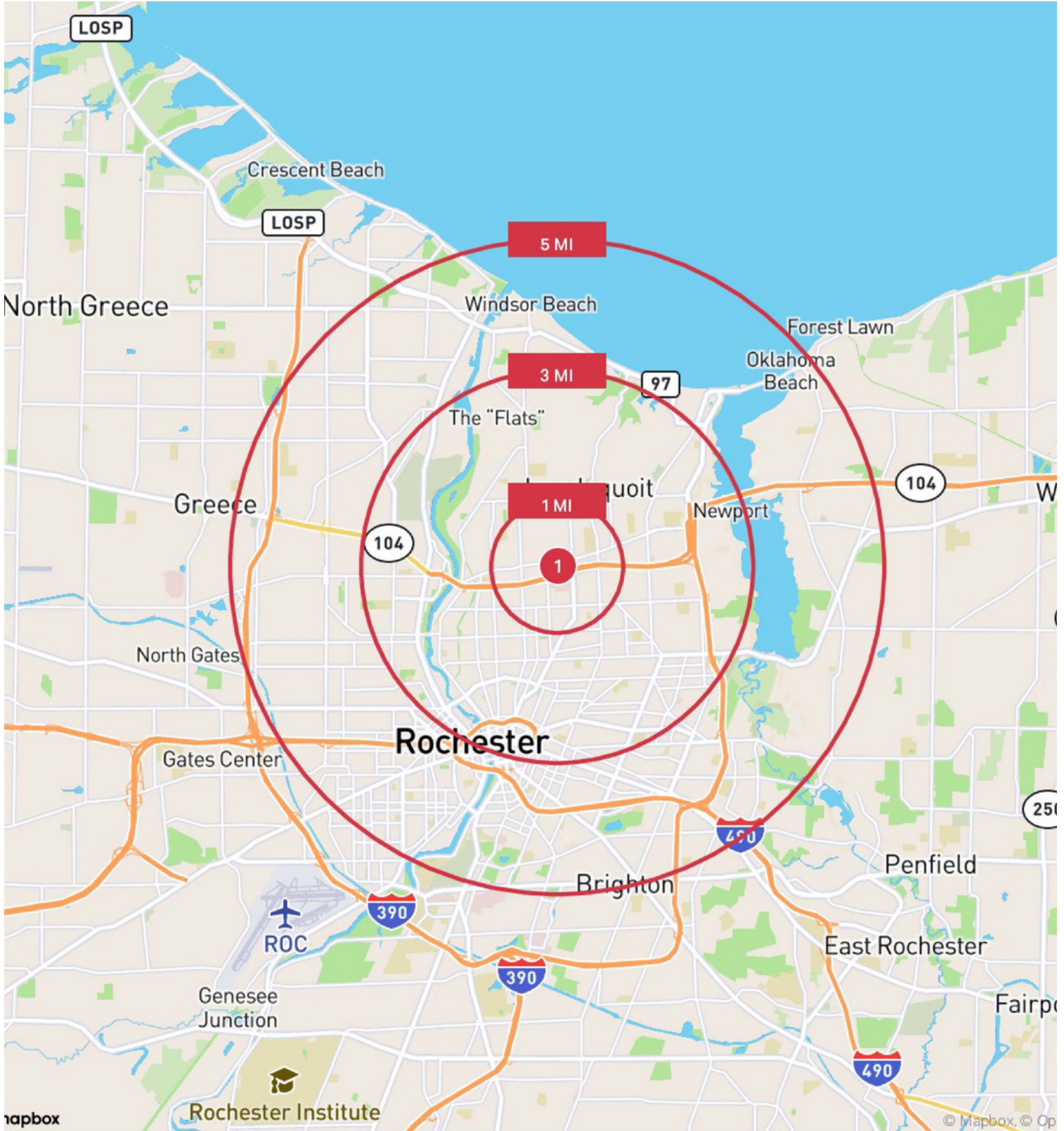
999 E RIDGE RD

 POPULATION	1 MILE	3 MILES	5 MILES
2022 Population - Current Year Estimate	19,531	143,146	306,692
2027 Population - Five Year Projection	19,254	142,188	303,886
2010 Population - Census	19,719	145,052	307,310
2000 Population - Census	19,785	150,538	315,154
2022-2027 Annual Population Growth Rate	-0.29%	-0.13%	-0.18%
 HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2022 Households - Current Year Estimate	8,106	61,523	136,073
2027 Households - Five Year Projection	8,054	61,764	136,113
2010 Households - Census	8,178	59,329	131,122
2000 Households - Census	8,370	60,512	131,084
2022-2027 Annual Household Growth Rate	-0.13%	0.08%	0.01%
2022 Average Household Size	2.33	2.29	2.21
 HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2022 Average Household Income	\$60,122	\$62,930	\$72,476
2027 Average Household Income	\$71,491	\$75,014	\$86,272
2022 Median Household Income	\$42,449	\$42,300	\$50,061
2027 Median Household Income	\$48,725	\$49,868	\$57,162
2022 Per Capita Income	\$25,145	\$27,047	\$32,191
2027 Per Capita Income	\$30,116	\$32,567	\$38,664
 HOUSING UNITS	1 MILE	3 MILES	5 MILES
<b>2022 Housing Units</b>	<b>8,661</b>	<b>67,343</b>	<b>147,915</b>
2022 Vacant Housing Units	555 6.4%	5,820 8.6%	11,842 8.0%
2022 Occupied Housing Units	8,107 93.6%	61,522 91.4%	136,073 92.0%
2022 Owner Occupied Housing Units	3,880 44.8%	29,160 43.3%	65,433 44.2%
2022 Renter Occupied Housing Units	4,227 48.8%	32,362 48.1%	70,640 47.8%
 EDUCATION	1 MILE	3 MILES	5 MILES
<b>2022 Population 25 and Over</b>	<b>13,573</b>	<b>95,704</b>	<b>211,292</b>
HS and Associates Degrees	8,620 63.5%	55,415 57.9%	116,345 55.1%
Bachelor's Degree or Higher	3,043 22.4%	25,377 26.5%	68,720 32.5%
 PLACE OF WORK	1 MILE	3 MILES	5 MILES
2022 Businesses	581	4,837	10,738
2022 Employees	15,639	87,315	174,890

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