

# PRIME IRONDEQUOIT REDEVELOPMENT

1760-1802 East Ridge Road

Rochester, NY 14622

Restaurant/Retail/Office Space Available

V

VENTURE  
BROKERAGE GROUP



## AVAILABLE OPPORTUNITY

### FOR SALE:

- 1) 1780 E Ridge Rd- 3.10 Acres
- 2) 1802 E Ridge Rd: 0.60 Acres

## PROPERTY HIGHLIGHTS

- Signalized access for prime development sites
- Ideally situated in the heart of the E. Ridge Rd retail corridor
- Just 1/2 mile from Route 104
- Traffic counts over 15,800 VPD



V

157 Rue De Ville  
Rochester, NY 14618  
VentureBrokerageGroup.com

*Information is correct to be the best of our knowledge but is not guaranteed for accuracy.*

Janell Vanegas | Licensed Real Estate Broker

585.615.1102 | [Janell@VentureBrokerageGroup.com](mailto:Janell@VentureBrokerageGroup.com)

# PRIME IRONDEQUOIT REDEVELOPMENT

1760-1802 East Ridge Road  
Rochester, NY 14622



**VENTURE**  
BROKERAGE GROUP



**V** 157 Rue De Ville  
Rochester, NY 14618  
VentureBrokerageGroup.com

*Information is correct to be the best of our knowledge but is not guaranteed for accuracy.*

Janell Vanegas | Licensed Real Estate Broker  
585.615.1102 | [Janell@VentureBrokerageGroup.com](mailto:Janell@VentureBrokerageGroup.com)

# PRIME IRONDEQUOIT REDEVELOPMENT

1760-1802 East Ridge Road

Rochester, NY 14622

Restaurant/Retail/Office Space Available



**VENTURE**  
BROKERAGE GROUP

## MARKET AERIAL



## DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Miles	5 Miles
Population	13,471	112,339	283,110
Daytime Population	16,860	102,355	291,927
Households	5,974	45,707	121,836
Average Household Income	\$55,666	\$57,998	\$63,386



2,480  
Businesses



41,675  
Employees



\$111,271  
Median Home Value



37.7  
Median Age

· 3-Mile Demographics ·



157 Rue De Ville  
Rochester, NY 14618  
VentureBrokerageGroup.com

Information is correct to be the best of our knowledge but is not guaranteed for accuracy.

Janell Vanegas | Licensed Real Estate Broker

585.615.1102 | [Janell@VentureBrokerageGroup.com](mailto:Janell@VentureBrokerageGroup.com)