

PRIME IRONDEQUOIT REDEVELOPMENT

1760-1802 East Ridge Road

Rochester, NY 14622

Restaurant/Retail/Office Space Available



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



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

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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 ·

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