

**For LEASE**

# Culver Ridge Plaza

2255 E Ridge Rd Irondequoit, NY 14622



- Culver Ridge Plaza, located at 2255 East Ridge Road in Irondequoit, New York is a 225,185 SF shopping center that is 94.6% leased.
- The center is anchored by Marshall's, Dollar Tree, and Petco, as well as a diverse mix of national and local in-line retailers and three financial institutions.
- Irondequoit is a major suburb of Rochester, located just six minutes from downtown Rochester. Within a five mile radius of the center there is a population of 256,859 people. Upscale residential neighborhoods surround the Irondequoit Bay area just to the east.
- Culver Ridge is located along East Ridge Road, at the eastern end of the retail corridor, just off the interchange of New York State Routes 104 and 590. Further west along East Ridge Road are other major retailers such as Target, Tops, Home Depot, Super Walmart, Esporta Fitness, and Planet Fitness.
- This center shares a light with Wegmans, which is directly across the street and adjacent to Eastridge High School. It is the market dominant center in the eastern part of the retail trade area.



Demographics	3 Miles	5 Miles	10 Miles
Population	100,793	260,540	573,349
Households	42,877	117,296	247,865
Ave HH Income	\$85,747	\$89,929	\$102,066

Demographics Source: SitesUSA (ReGis) 2023 Estimates



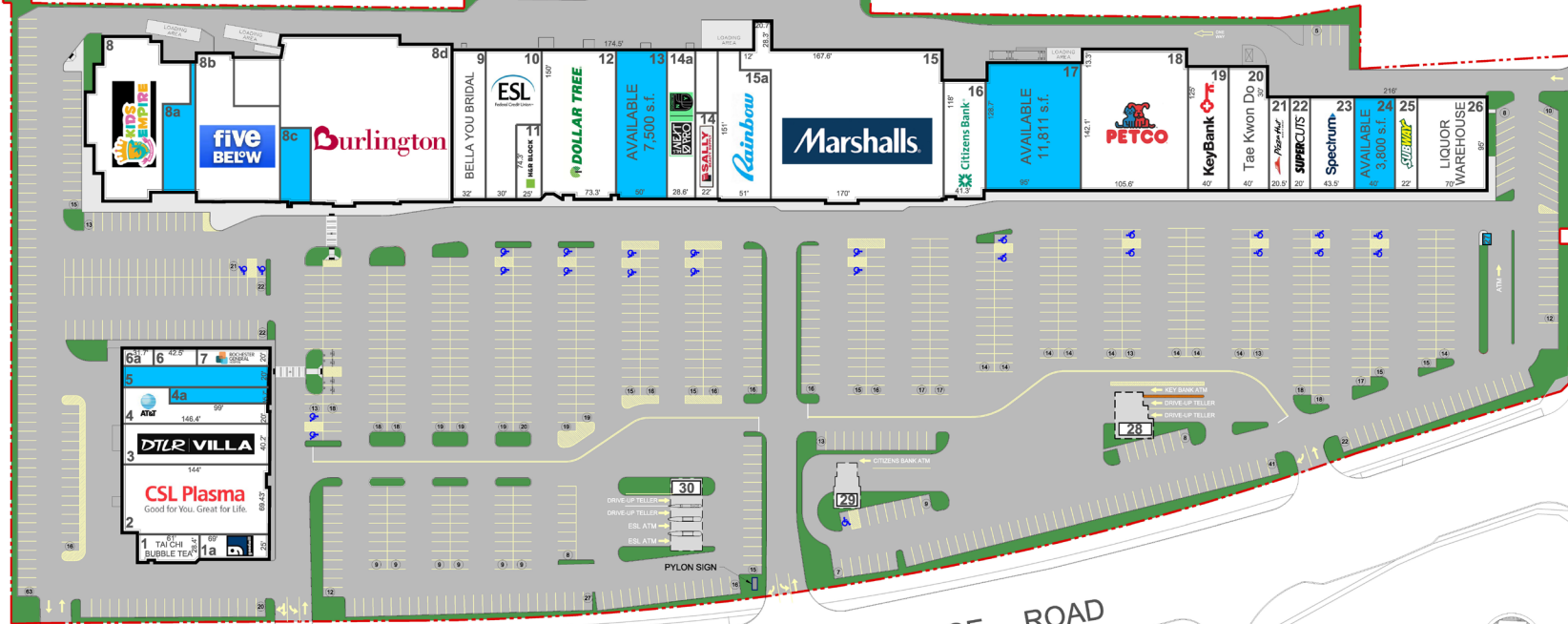
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415 Park Avenue - Rochester, NY 14607

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# TENANT INDEX

1	TAI CHI - BUBBLE TEA.....	1,883 SF	8a	AVAILABLE.....	3,000 SF	15	MARSHALLS.....	26,973 SF	27	AVAILABLE ATM.....	190 SF
1a	GOODWILL.....	1,800 SF	8b	FIVE BELOW.....	10,000 SF	15a	RAINBOW.....	7,087 SF	28	KEY BANK DRIVE THRU.....	240 SF
2	CSL PLASMA.....	10,661 SF	8c	AVAILABLE.....	2,295 SF	16	CITIZENS BANK.....	5,000 SF	29	CITIZENS BANK DRIVE THRU.....	240 SF
3	DTLR VILLA.....	8,383 SF	8d	BURLINGTON.....	25,000 SF	17	AVAILABLE.....	11,811 SF	30	ESL DRIVE THRU.....	1,100 SF
4	AT&T.....	3,700 SF	9	BELLA YOU BRIDAL.....	4,800 SF	18	PETCO ANIMAL SUPPLIES, INC.....	15,277 SF			
4a	AVAILABLE.....	1,427 SF	10	ESL FEDERAL CREDIT UNION.....	6,375 SF	19	KEY BANK.....	5,000 SF			
5	AVAILABLE.....	2,600 SF	11	H&R BLOCK.....	1,885 SF	20	TAE KWON DO.....	5,000 SF			
6	TAMMY NAILS.....	850 SF	12	DOLLAR TREE.....	11,100 SF	21	PIZZA HUT.....	1,948 SF			
6a	CAKIR'S TAILOR SHOP.....	650 SF	13	AVAILABLE.....	7,500 SF	22	SUPERCUTS.....	1,900 SF			
7	RGH LAB SERVICES CENTER.....	1,500 SF	14	SALLY BEAUTY.....	1,870 SF	23	SPECTRUM.....	4,133 SF			
8	KIDS EMPIRE.....	12,222 SF	14a	RNYFC TEAM STORE.....	4,279 SF	24	AVAILABLE.....	3,800 SF			
						25	SUBWAY.....	2,003 SF			
						26	LIQUOR WAREHOUSE.....	6,650 SF			



CULVER ROAD

E. RIDGE ROAD

TRAFFIC  
SIGNAL

TRAFFIC  
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SIGNAL



# CULVER RIDGE PLAZA

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Available

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