

25,000 RETAIL SPACE AVAILABLE FOR LEASE

FORMER JOANN FABRICS

3042 West Ridge Road
Rochester (Greece) , NY 14626



AVAILABLE OPPORTUNITY

- » Former JoAnn Space, up to 25,000 SF available for lease
- » Owner will subdivide
- » In-line space situated between PetSmart and the newly opened Harbor Freight

PROPERTY HIGHLIGHTS

- » Neighborhood Shopping Center with GLA of 75,916 SF, includes retailers such as PetSmart, America's Best & more
- » Located in the heart of the Greece retail corridor along w. Ridge Road adjacent to Lowe's Plaza & across from Ridgemont Plaza including Wegmans
- » High Traffic Counts: 34,526 VPD along W Ridge Road
- » Excellent, street-facing large signage for plaza
- » Direct access to signalized intersection with multiple points of ingress/egress



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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VENTURE
BROKERAGE GROUP

MARKET AERIAL



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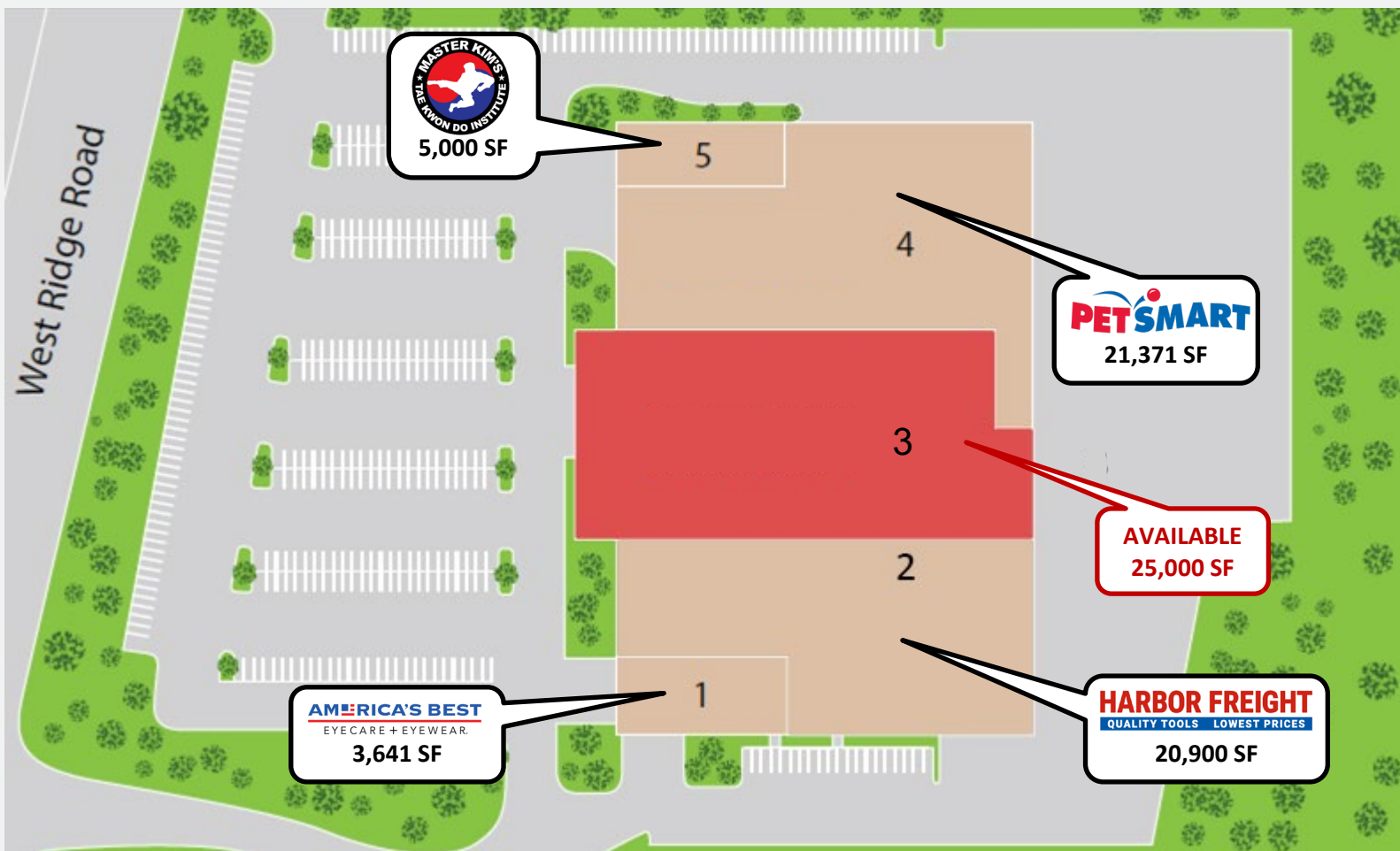
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SITE MAP



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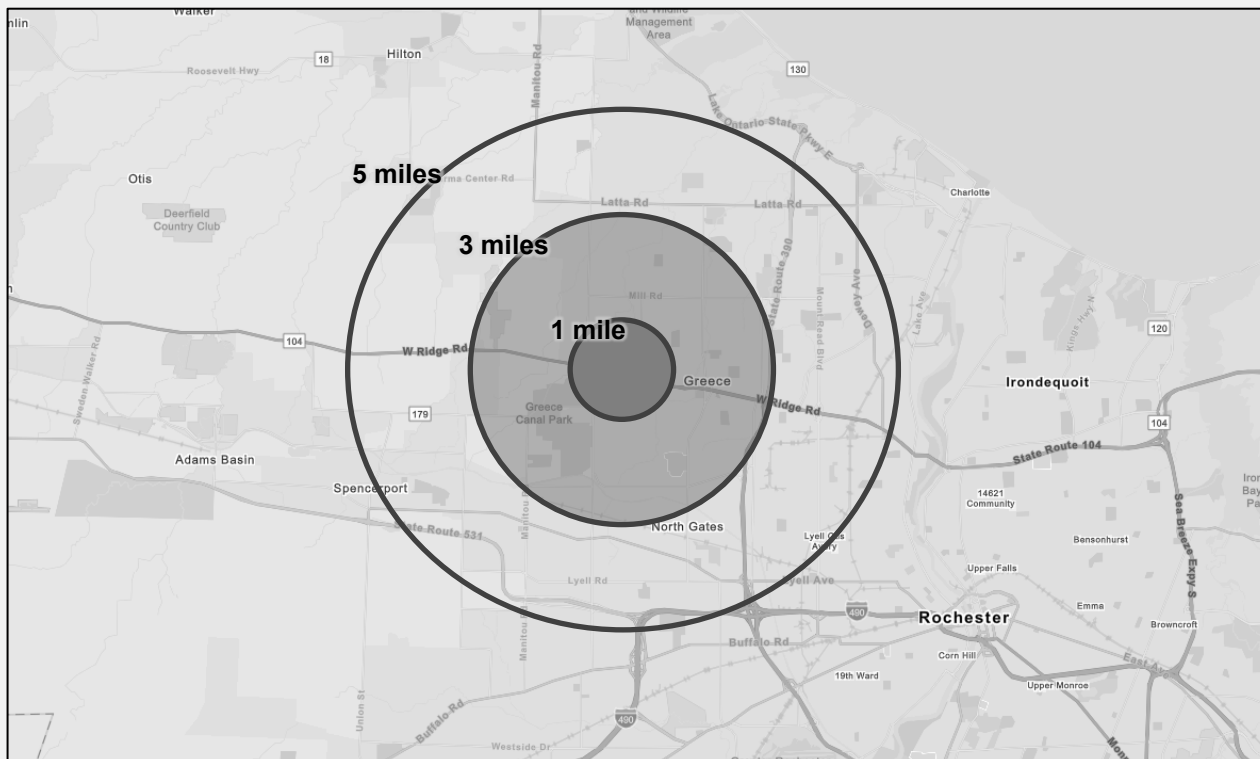
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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	9,636	57,930	165,937
Daytime Population	8,973	59,469	158,050
Households	4,572	26,293	71,934
Average Household Income	\$83,433	\$97,103	\$84,211



2,108
Businesses



34,741
Employees



\$206,767
Median Home Value



44.9
Median Age

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