

SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	12,205 SF
Available SF:	2,500 SF
Lot Size:	1.59 Acres
Number of Units:	7
Year Built:	2008
Zoning:	MC - Medium Intensity Commercial District

OVERVIEW

This former bank branch is available for sublease with the term expiring on June 30, 2029. The current configuration consists of an open area of approximately 1,500 square feet, one private office, teller operations, back office area with storage, restrooms (2) and a kitchen/break area. This endcap has two covered drive through lanes for the banking operation. Retailers in the immediate vicinity include Target, Kohl's Hobby Lobby and Wegmans. Easy access to NYS Route 104 via Hard or Holt Road. There is a signalized intersection for traffic to access the plaza.



PROPERTY HIGHLIGHTS

- 2,500 Square Foot former Bank Branch
- Two (2) drive up lanes
- Sublease with remaining term expiring 6/30/29.
- Ridge Road Frontage
- Across from Target/Towne Centre Plaza
- Signalized access
- Building and monument signage



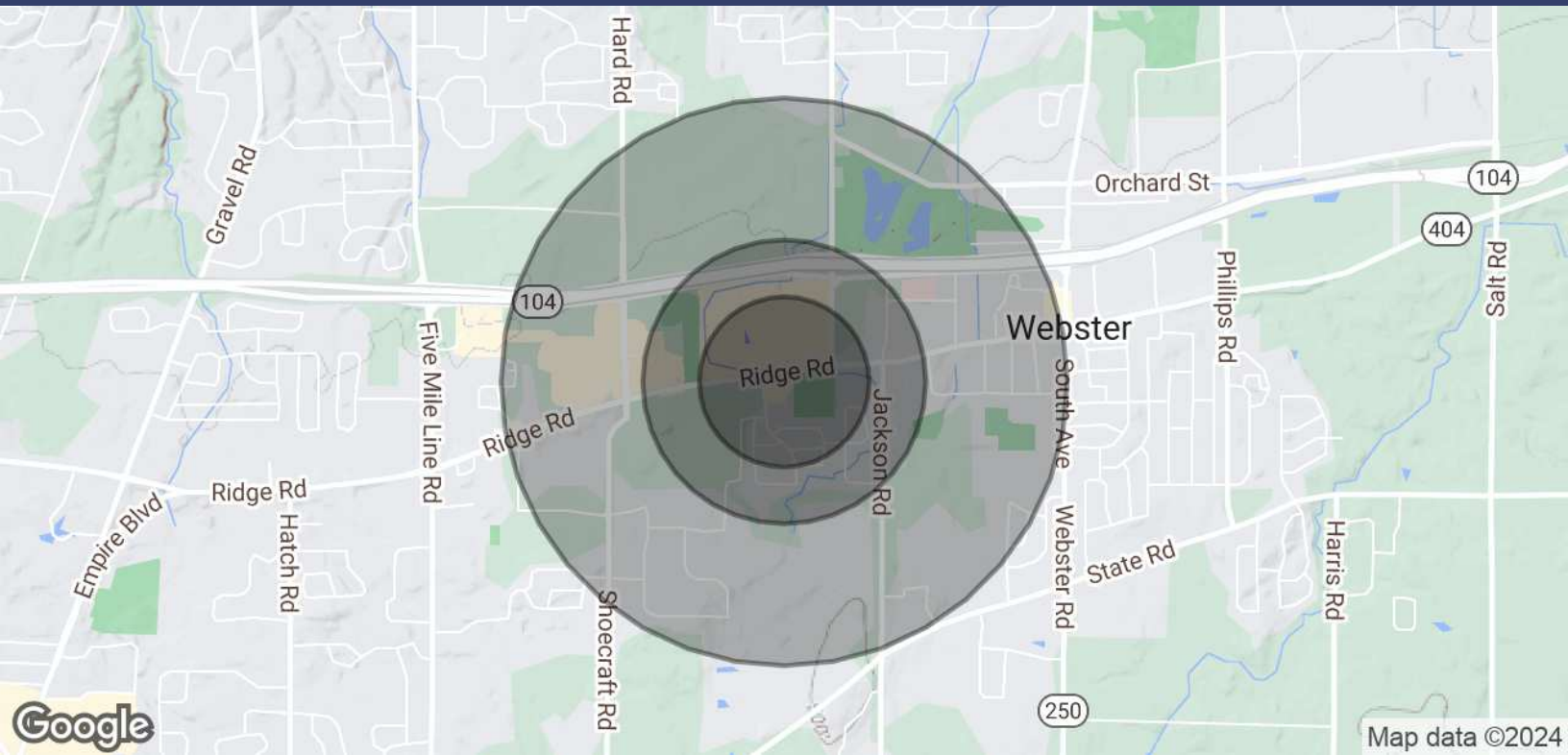
WEBSTER CROSSINGS SHOPPING CENTER
1075 Ridge Rd, Webster, NY 14580

RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	573	1,820	7,403
Average Age	49	46	48
Average Age (Male)	46	43	44
Average Age (Female)	51	48	50

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	287	951	3,901
# of Persons per HH	2	1.9	1.9
Average HH Income	\$77,441	\$76,383	\$82,760
Average House Value	\$262,352	\$269,251	\$263,559

Demographics data derived from AlphaMap