



ENCORE of
Lac De Ville

DIMARCO
GROUP

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HIGHLIGHTS

- Location**
1925 South Clinton Ave, Rochester, NY 14618
- Site Size**
11 Acres
- Development Size**
85,000 sf
- Average Daily Traffic**
11,966 (ADT)
- Zoning**
Commercial / Retail

Availability

- Specialty Retail
- Restaurant
- Office
- Medical Office

Area Description

Providing easy access to local universities, medical centers, residential areas and retail, Brighton is one of the most sought after suburbs of Rochester, NY.

ALSO NEARBY

Shoppes at Lac De Ville (Across the Street)

- Tops
- Rita's Italian Ice
- Dollar General
- United States Postal Service
- Project LeanNation
- Mesquite Grill
- Lifespan of Greater Rochester
- Silk Bridal Boutique
- Train Metabolic
- Dirty Laundry
- Julian's Dry Cleaning
- Bolsa Nails
- Amaya Indian Cuisine

- AutoZone
- Seoul Drop

College Town (1.9 miles)

Downtown Rochester (2.9 miles)

Other Notable Locations

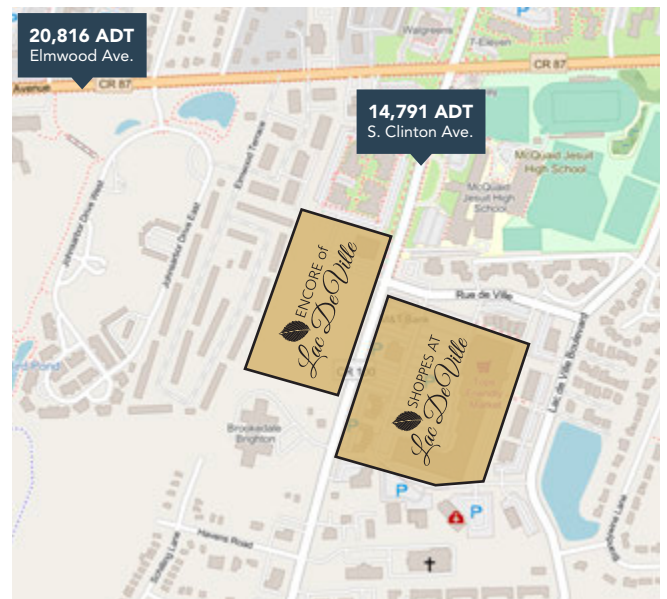
- McQuaid Jesuit High School (0.3 miles)
- Walgreens (0.4 miles)
- Rochester Rehabilitation (1.1 miles)
- University of Rochester (1.2 miles)
- Clinton Crossings Medical Center (1.2 miles)
- Costco (1.3 miles)
- REI Co-Op (1.3 miles)
- URMC Pain Treatment Center (1.4 miles)
- Rochester Psychiatric Center (1.4 miles)



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DEMOGRAPHICS WITHIN 5 MILES

| | |
|--------------------------|---|
| Population: | 223,355 |
| Median HH Income: | \$65,000/year |
| Gender: | 48% Male 52% Female |
| Total Businesses: | 12,350 |
| Education: | 23% High School 25% Some College/Associates 40% Bachelors/Masters |
| Size: | 5 mi ² |
| Crime Rate: | Low |



DIMARCO
GROUP

**FOUR GENERATIONS. ONE GROUP.
BUILDING COMMUNITIES.**

Established in 1910 as a general contractor, DiMarco Group has evolved over the years into a full service development company applying cutting-edge design and building concepts to meet 21st century real estate needs. After 100 years, our commitment to excellence is stronger than ever.

Our visionary approach includes deployment of first-rate people, practices & technologies in partnership with our clients, who benefit from the strength and experience of the DiMarco Group family of companies.

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