

DEVELOPMENT OPPORTUNITY

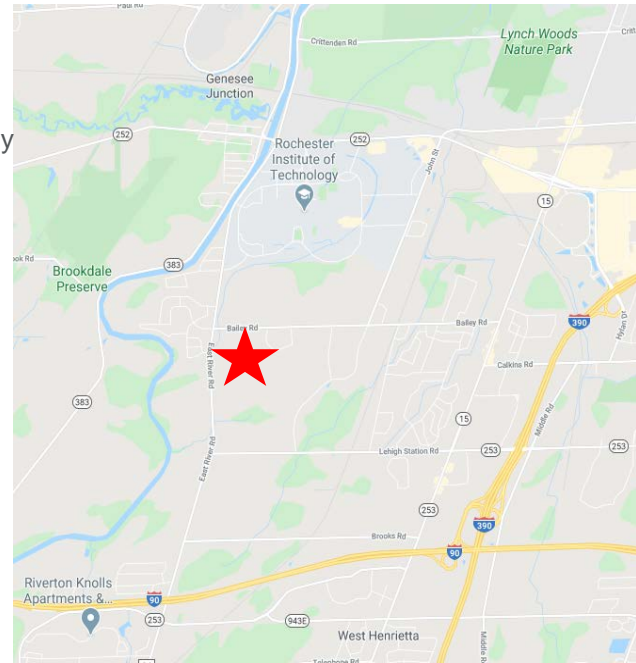


37.2± Total Acres of Vacant Land

Property Highlights

- Located on East River Road between Bailey Road and Lehigh Station Road, approximately ½ mile south of Rochester Institute of Technology
- Less than ¼ mile north of Riverwood Tech Park
- Directly across from several student and market rate housing developments
- Easy access to I-390 and I-90 (NYS Thruway)

Demographic	3 Mile	5 Miles	7 Miles
Population	23,814	80,239	190,066
Households	7,783	30,279	74,354
Average Income	\$73,324	\$75,548	\$71,746
Total Businesses	935	3,432	7,641
Source			ESRI



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RIT

PARK POINT

RIT Venture Creations
EMA Design
Automation

Mary Cariola Children Center

American Red Cross

Rochester Precision Optics

Forteq North America

Hammer Packaging

Polyshot

Simpore Inc.

Lewis Tree Service

Lake Beverage Corp

UR Medicine

Cohber

Greenwood Cove Apartment Homes

Paychex

SMP-CORP

SITE

Retrotech, Inc.

The Lodge at RIT

The Hill at Rochester

Wiregrass Subdivision

eLogic

Alstom Signaling, Inc.

Innovative Solutions

Crown Castle Fiber

Riverwood Tech Park

EXIT 46