



FOR LEASE

3,192 ± SF OF COMMERCIAL SPACE IN PRIME COMMERCIAL CORRIDOR

EXCLUSIVE CONTACT

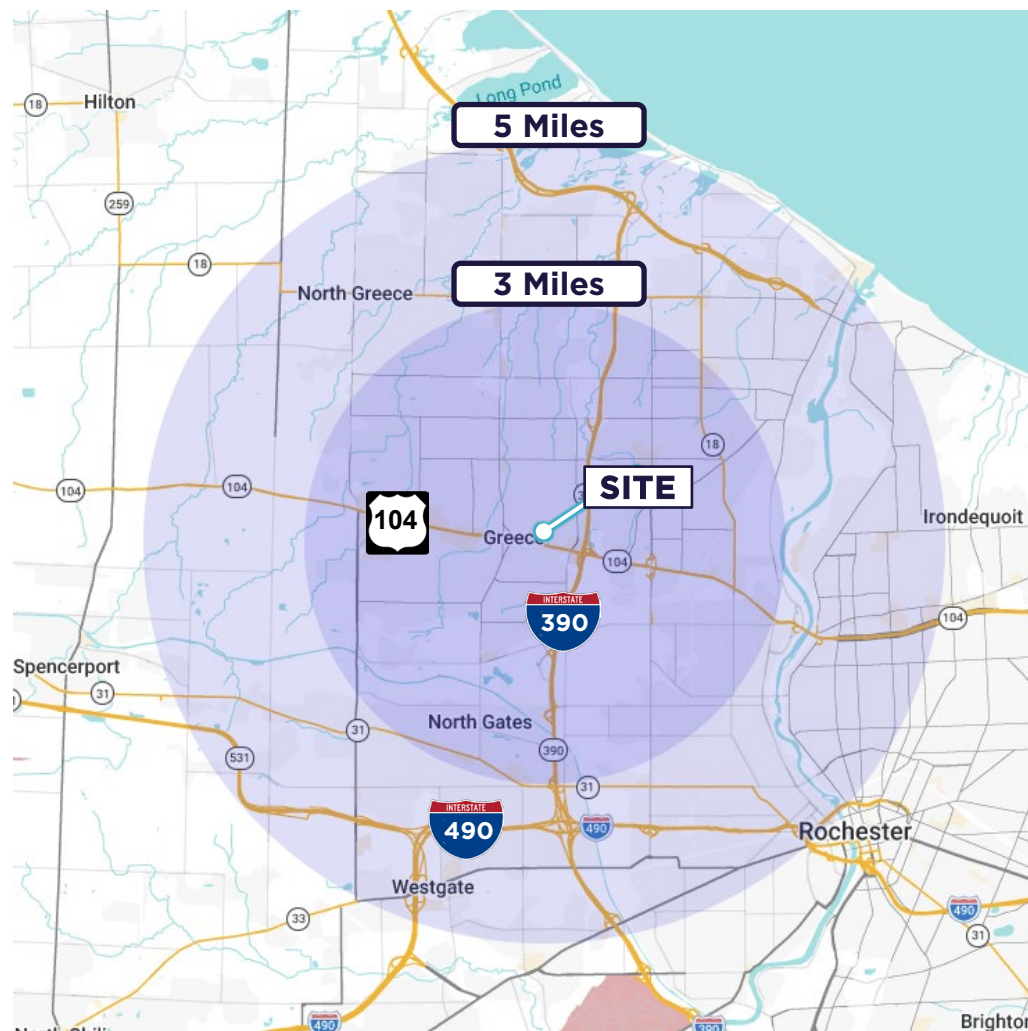
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Property Highlights

- 3,192 SF of office/retail space available for lease, divisible to 1,596 SF.
- Located at the northwest corner of the signalized intersection of W. Ridge Rd and Standish Rd.
- West Ridge Road carries 36,977 AADT, one of the strongest traffic corridors on the west side of Rochester.
- Freestanding building fully renovated in 2013 with strong street visibility, building signage opportunity, and 15 dedicated on-site parking spaces.
- Adjacent to Greece Ridge Mall, one of the region's most visited retail destinations with nearly 6.9 million annual visits.
- Neighboring amenities include LA Fitness, Chick-fil-A, and Panera Bread.
- I-390 is approximately ¼ mile east of the property
- Well suited for a service-oriented user looking to capitalize on one of Monroe County's most active consumer corridors


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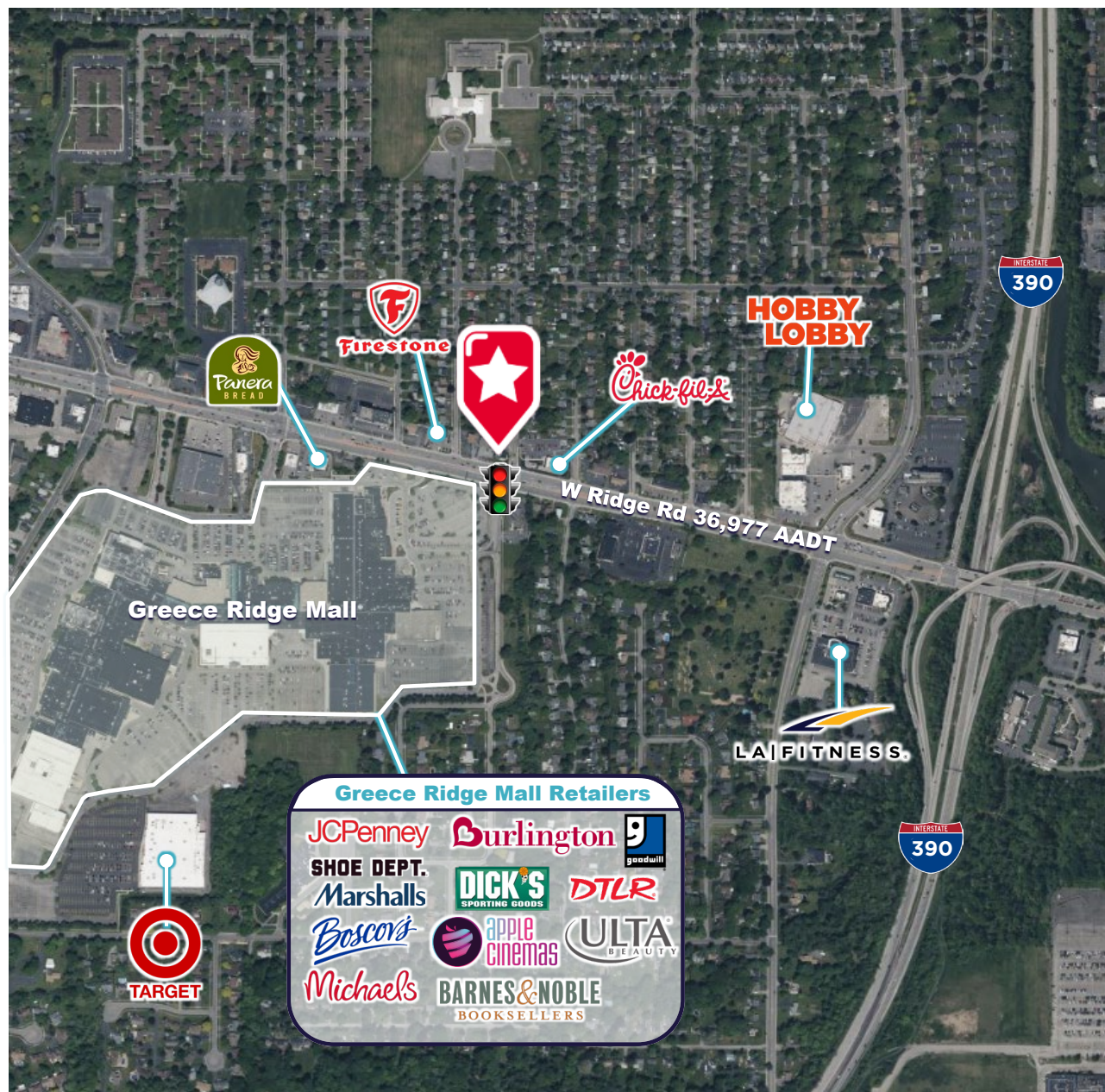
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Nearby Retailer Visitation

Retailer Overview	YTD Visits
Chick-Fil-A	774,500
Greece Ridge Mall	6,900,000
McDonald's	675,300
Ridgecrest Commons	982,600
Source:	Placer A.I.

Demographics

	Population	
	82,580	219,559
	3 Miles	5 Miles
	Households	
	37,196	95,611
	3 Miles	5 Miles
	Median HH Income	
	\$68,346	\$61,932
	3 Miles	5 Miles
	Labor Force	
	42,848	107,449
	3 Miles	5 Miles

