



FOR LEASE

UP TO 19,492 ± SF PRIME RETAIL SPACE | PAD SITE AVAILABLE

EXCLUSIVE CONTACT

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Property Highlights

- Centrally located shopping center
- Strong demographics and high daytime population
- Close proximity to I-390 expressway
- Less than 5 minutes to Monroe Community College and University of Rochester
- Co-tenants include: Delmonicos Steakhouse, Chopsticks, Wind Restaurant, Brighton Dental and Spark by Hilton

WHITE SPRUCE BLVD SPACE SUMMARY
Space 1:

- 15,120 ± SF
- Loading Dock
- Open floor plan
- Can be subdivided

Space 2:

- 4,392 ± SF (Endcap)
- Vanilla shell condition
- Ability for outdoor patio space

Space 3:

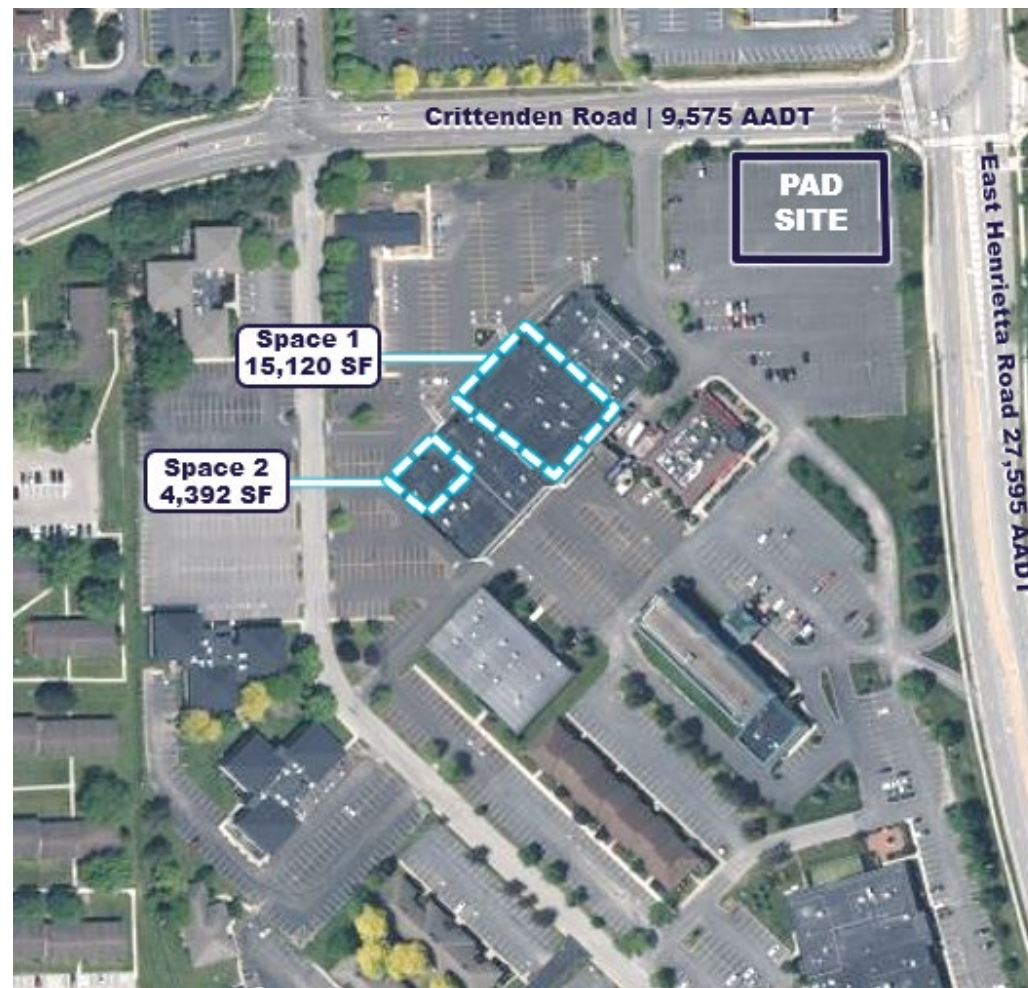
- Pad Site
- Excellent visibility
- Available for ground lease or build to suit

Daytime Demand

Surrounded by the University of Rochester, URM and Monroe Community College, the center draws steady weekday traffic from students, medical staff and hotel guests at Spark by Hilton.

Flexible Footprints

From a 4,392 SF endcap with patio potential to a 15,120 SF box that can be subdivided, plus a pad site, the center offers options for retail, restaurant, medical and service users.


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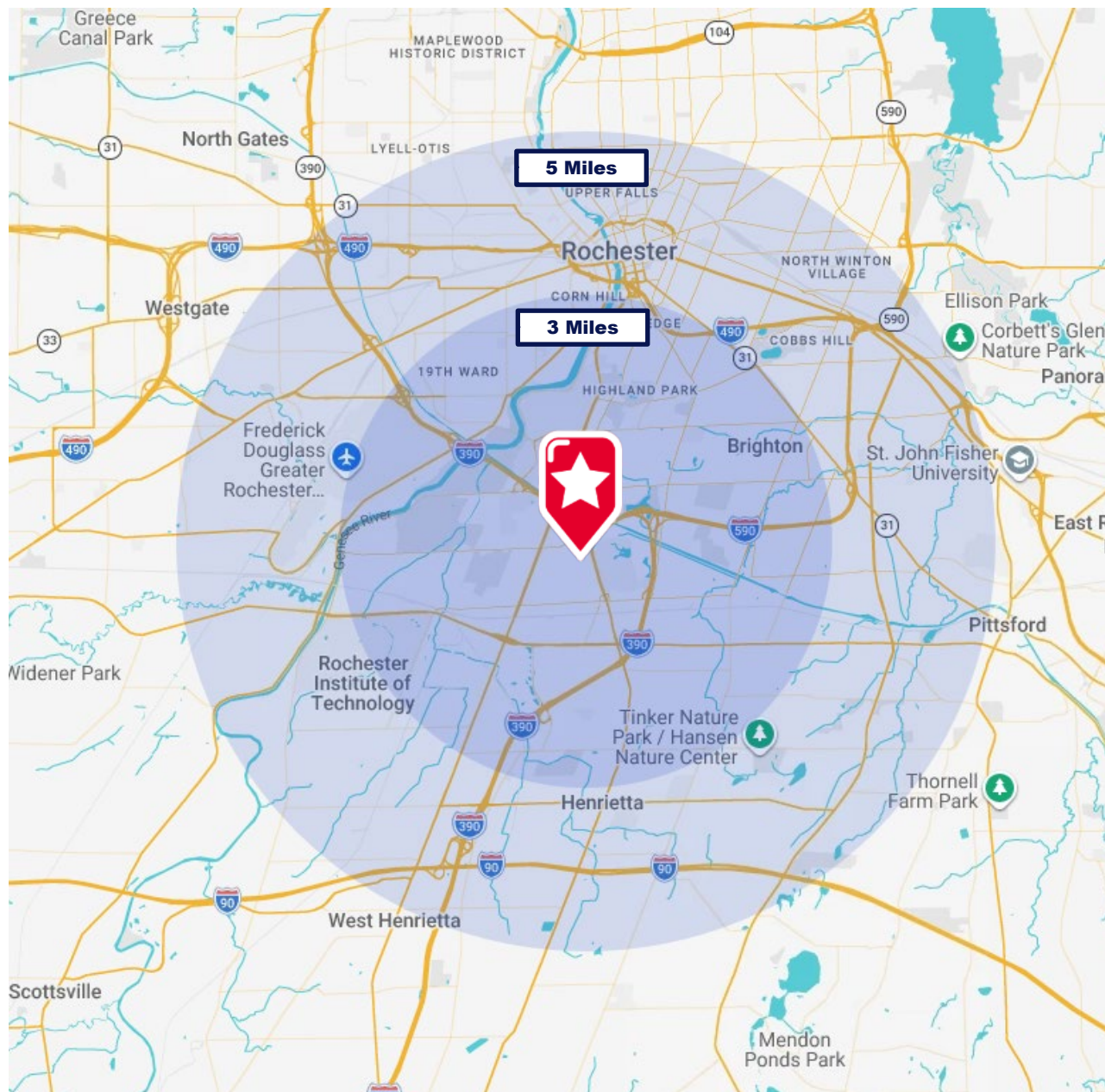


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A rare chance to
secure a large-format box,
a patio-ready endcap and
a pad site in one of
Rochester's most
established retail corridors.

”





Nearby Retailer Visitation

Retailer Overview	Annual Visits
MCC	2.6M
White Spruce Plaza	173.3K
Costco	3M
Market Sq. Plaza	5.7M
Source:	Placer A.I.

Demographics



Population

80,560	221,934
3 Miles	5 Miles



Households

35,422	97,529
3 Miles	5 Miles



Median HH Income

\$62,463	\$63,343
3 Miles	5 Miles



Daytime Population

115,082	300,813
3 Miles	5 Miles

