



# STONERIDGE PLAZA

📍 1520 W RIDGE RD, ROCHESTER, NY 14615



**6+ SPACES**  
Available



**44,317**  
Vehicles Per Day



**UPON REQUEST**  
Lease Rate



**NNN**  
Lease Type

## OFFERING DETAILS

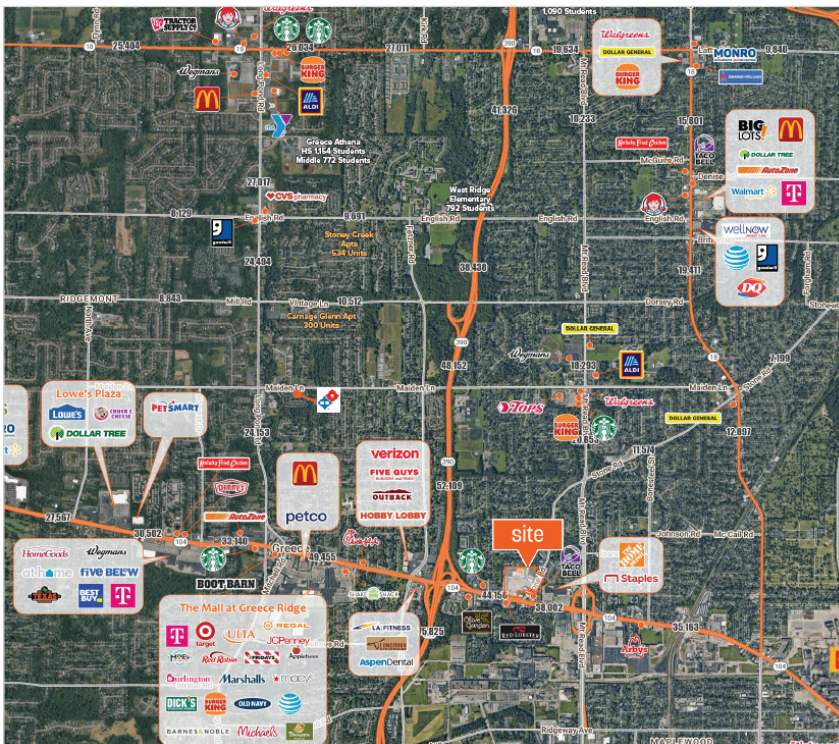
|                                                            |              |
|------------------------------------------------------------|--------------|
| Property Type                                              | Retail       |
| GLA                                                        | 178,488 ± SF |
| Traffic Count W Ridge Rd                                   | 44,317 vpd   |
| Traffic Count Stone Rd                                     | 8,263 vpd    |
| Parking                                                    | 500 Spaces   |
| Available Spaces                                           |              |
| Unit 2: 6,976 SF • Unit 16: 5,200 SF • Unit 21: 27,210 SF  |              |
| Unit 29: 11,099 SF • Unit 37: 2,160 SF • Unit 38: 1,440 SF |              |

## PROPERTY OVERVIEW

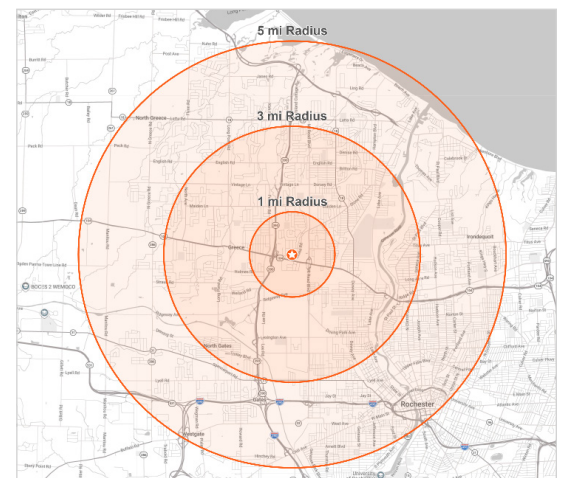
- 60,000+ SF leased and growing
- High-visibility corner near I-390
- Multiple access points and signalized intersection
- Surrounded by major national retailers
- Now Open: World Gym, Label Shopper & LingSter
- Coming Soon: Dunkin', Back Nine Golf & Beauty Bee

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| UNIT  | ADDRESS      | TENANT                       | SF ±    |
|-------|--------------|------------------------------|---------|
| 1     | 1552 W Ridge | Dunkin'                      | 2,640   |
| 2     | 1558 W Ridge | Davinci's Restaurant         | 6,976   |
| 10    | 1550 W Ridge | World Gym                    | 21,037  |
| 14    | 1544 W Ridge | Techniques Hair Salon        | 1,550   |
| 15    | 1538 W Ridge | Andy's Candies               | 840     |
| 16    | 1540 W Ridge | Alpha & Omega Bookstore      | 5,200   |
| 17    | 1542 W Ridge | Laundromat                   | 2,900   |
| 18    | 1534 W Ridge | US Navy                      | 1,000   |
| 19    | 1534 W Ridge | US Marines                   | 1,620   |
| 20    | 1530 W Ridge | Label Shopper                | 20,030  |
| 21    | 1526 W Ridge | AVAILABLE                    | 27,210  |
| 22    | 1524 W Ridge | WNY Dental                   | 11,000  |
| 23    | 1522 W Ridge | Red Eye Smoke Shop           | 2,263   |
| 24    | 1520 W Ridge | Beauty Bee Hair & More       | 10,480  |
| 25    | 1516 W Ridge | Dollar Tree                  | 13,050  |
| 26    | 1514 W Ridge | Asian Buffet                 | 10,000  |
| 27    | 1512 W Ridge | Back Nine Golf               | 4,050   |
| 27B   | 1510 W Ridge | Soho Bagel                   | 3,000   |
| 29    | 1596 W Ridge | AVAILABLE                    | 11,099  |
| 30    | 1594 W Ridge | Wine & Liquor                | 4,500   |
| 31    | 1590 W Ridge | United Oxygen                | 3,983   |
| 34    | 1582 W Ridge | Cosmo Prof                   | 3,180   |
| 35    | 1584 W Ridge | Begin'r's to Pro's (Bowling) | 1,740   |
| 36    | 1586 W Ridge | LingSter Games               | 2,540   |
| 37    | 1588 W Ridge | AVAILABLE                    | 2,160   |
| 38    | 1570 W Ridge | AVAILABLE                    | 1,440   |
| 41    | 1578 W Ridge | The Potter's House           | 1,517   |
| 42    | 1580 W Ridge | Rochester Investments        | 1,483   |
| TOTAL |              |                              | 178,488 |



| DEMOGRAPHICS       | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------|----------|----------|----------|
| Population         | 10,323   | 101,185  | 267,901  |
| Median HH Income   | \$65,645 | \$66,398 | \$65,997 |
| Households         | 4,949    | 44,676   | 114,753  |
| Daytime Population | 5,918    | 67,693   | 189,066  |



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**EXCLUSIVE LISTING AGENTS**

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