

JOHN SHERRY

A Coach Approach to Real Estate

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North Point Centre 3670 Mt. Read Blvd Exclusive Lease Opportunity



DEMOGRAPHICS	1 Mile	2 Mile	3 Mile
Population	13,640	43,833	96,161
Households	5,752	21,203	40,954
Avg. HH Income	\$63,000	\$60,805	\$75,931
Traffic Counts on Mt. Read	16,000 +/- CPD		

Centrally located in heart of Greece

Signalized Intersection shared with Tops Plaza and Wegmans

Co-tenants include Aldis, liquor store, Pizzeria, Chinese rest.

MVP Physical Therapy, Wine and Spirit Super Store, and more.

Strong demographics and traffic counts

Lease rate \$12 sq ft triple net

Spaces available are 2967 +/- sq ft



2,900 SF Retail Space Available | North Pointe Centre | Greece, NY

Property Overview

Position your business in one of Greece's most established and highly trafficked retail corridors. This 2,900-square-foot retail opportunity is strategically located at the signalized intersection of Maiden Lane and Mt. Read Boulevard, providing excellent visibility, convenient access, and strong daily traffic exposure.

Surrounded by a diverse mix of national, regional, and local retailers, the plaza benefits from a steady customer base drawn by nearby anchors including Wegmans, Tops Friendly Markets, Dollar General, Tim Hortons, Dunkin', multiple financial institutions, schools, and numerous neighborhood service providers.

The location serves a dense residential population and is situated within minutes of several high schools and major employment centers, generating consistent consumer activity throughout the day.

The center serves more than 95,000 residents within a 3-mile radius and over 219,000 residents within 5 miles, making it an ideal location for retailers, medical users, service providers, restaurants, fitness concepts, and professional offices.

Highlights

- 2,900 SF available for lease
- Signalized intersection location
- Approximately 20,000-25,000 vehicles per day pass through the intersection.
- Strong visibility and storefront exposure
- Ample on-site parking
- Dense residential trade area
- Over 95,000 residents within 3 miles
- Over 219,000 residents within 5 miles
- Surrounded by major retail anchors and daily-needs businesses
- Convenient access to Ridge Road, NY-390, and surrounding residential neighborhoods
- Ideal for retail, medical, fitness, restaurant, office, or service-oriented users

Location Description

North Pointe Centre is a 23,661 Sq. Ft retail plaza strategically positioned in the heart of Greece's established retail corridor at the intersection of Mt. Read Boulevard and Maiden Lane. The property benefits from strong neighborhood demographics, steady commuter traffic, and proximity to some of the area's most frequented shopping destinations.

Co Tenants include Aldi's Grocery, Wine and Liquor super store, Mark's Pizzeria, Chinese restaurant, Nail Salon, MVP Physical Therapy.