

FOR LEASE



Dominant Webster Retail Location

964 Ridge Road
Webster, NY 14580



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Section 1

Property Information



Property Summary

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SPACES	LEASE RATE	SPACE SIZE
Suite 3	Negotiable	14,808 SF

OFFERING SUMMARY	
Lease Rate:	Negotiable
Available SF:	14,808 SF
Lot Size:	6.68 Acres
Building Size:	120,952 SF
Traffic Count Ridge Rd	14,851 VPD
Traffic Count Hard Rd	11,083 VPD

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Property Description

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PROPERTY DESCRIPTION

Positioned adjacent to the highly trafficked and well-established Bill Gray's Restaurant in Webster, NY, this $\pm 14,808$ SF retail opportunity offers exceptional visibility, accessibility, and co-tenancy within one of Monroe County's strongest retail corridors. The available suite is part of a larger $\pm 120,952$ SF retail property situated on ± 6.68 acres with ample parking, strong frontage along Ridge Road, and convenient access to Route 104.

The space offers a flexible layout suitable for a variety of retail, entertainment, fitness, furniture, specialty grocery, medical retail, or service-oriented users seeking a high-profile location in a dense retail trade area. The property benefits from neighboring national retailers, strong daytime population, and consistent consumer traffic generated by the surrounding commercial corridor and Bill Gray's established customer base.

The Webster retail market continues to attract regional and national tenants due to its strong household incomes, stable demographics, and strategic location serving the eastern Rochester suburbs.

LOCATION DESCRIPTION

964 Ridge Road is strategically positioned in Webster, New York, one of Rochester's strongest suburban retail markets. Located just south of NYS-Route 104, the property benefits from excellent regional connectivity and access to the eastern suburbs of Monroe County and the western suburbs of Wayne County.

The immediate trade area is anchored by a dense concentration of national retailers, restaurants, service providers, and daily-needs shopping destinations, generating significant consumer traffic throughout the week. Nearby retailers include Walmart, Dick's Sporting Goods, Hobby Lobby, Barnes & Noble, Aldi, TJ Maxx, Starbucks, PetSmart, and numerous quick-service and casual dining operators.

The corridor serves an affluent and stable consumer base with average household incomes exceeding \$121,000 within the primary trade area. The surrounding area also benefits from a strong daytime population driven by nearby businesses, healthcare, retail employment, and residential density.

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Complete Highlights

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PROPERTY HIGHLIGHTS

- Exterior Elevator to Additional Lower-Level Parking
- Adjacent to Bill Gray's Restaurant, a well-known regional dining destination
- Located within a dominant Webster retail corridor
- Excellent visibility
- Additional Warehouse Space Available
- Strong surrounding national and regional co-tenancy
- Convenient access to NYS-Route 104
- 232 on-site Parking Spots
- Flexible layout suitable for retail, fitness, entertainment, furniture, medical retail, or service users
- Dense surrounding residential population with strong household incomes
- Strong daytime population and consumer traffic generators nearby
- Regional draw from surrounding Monroe and Wayne County communities
- Surrounded by national retailers including Walmart, TJ Maxx, Barnes & Noble, Dick's Sporting Goods, Hobby Lobby, Aldi, PetSmart, and Starbucks
- Nearby traffic counts of approximately 14,851 CPD on Ridge Road and 11,083 CPD on Hard Road
- Average household incomes exceed \$121,000 within the surrounding trade area

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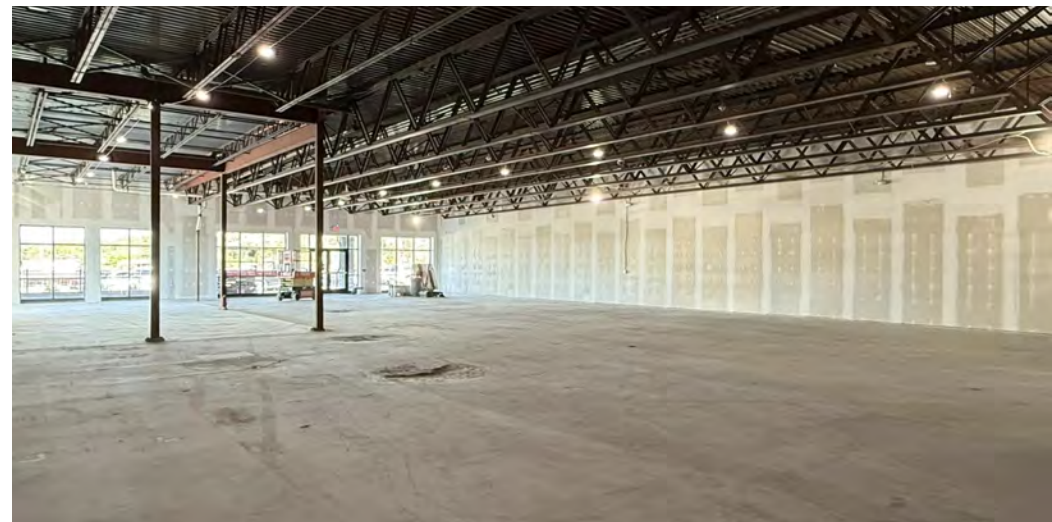
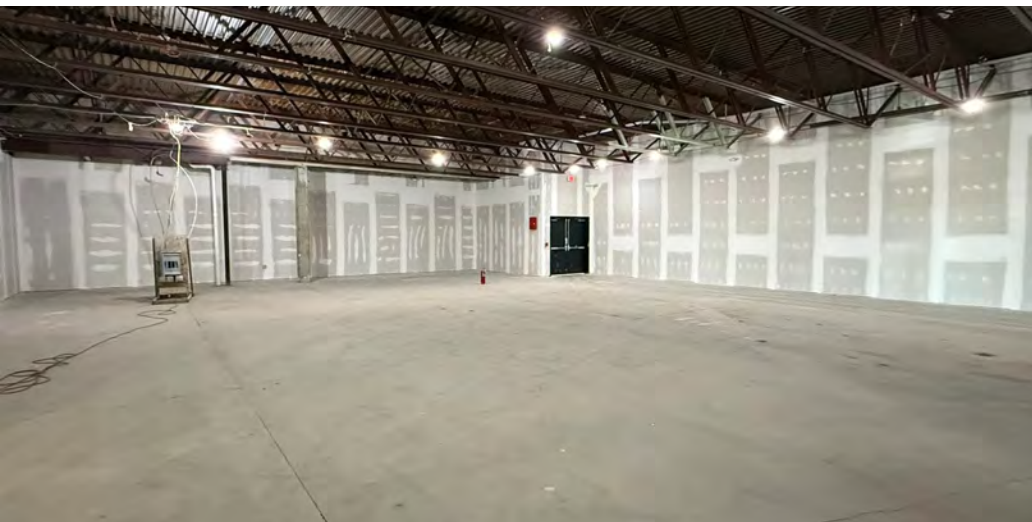
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Interior Photos

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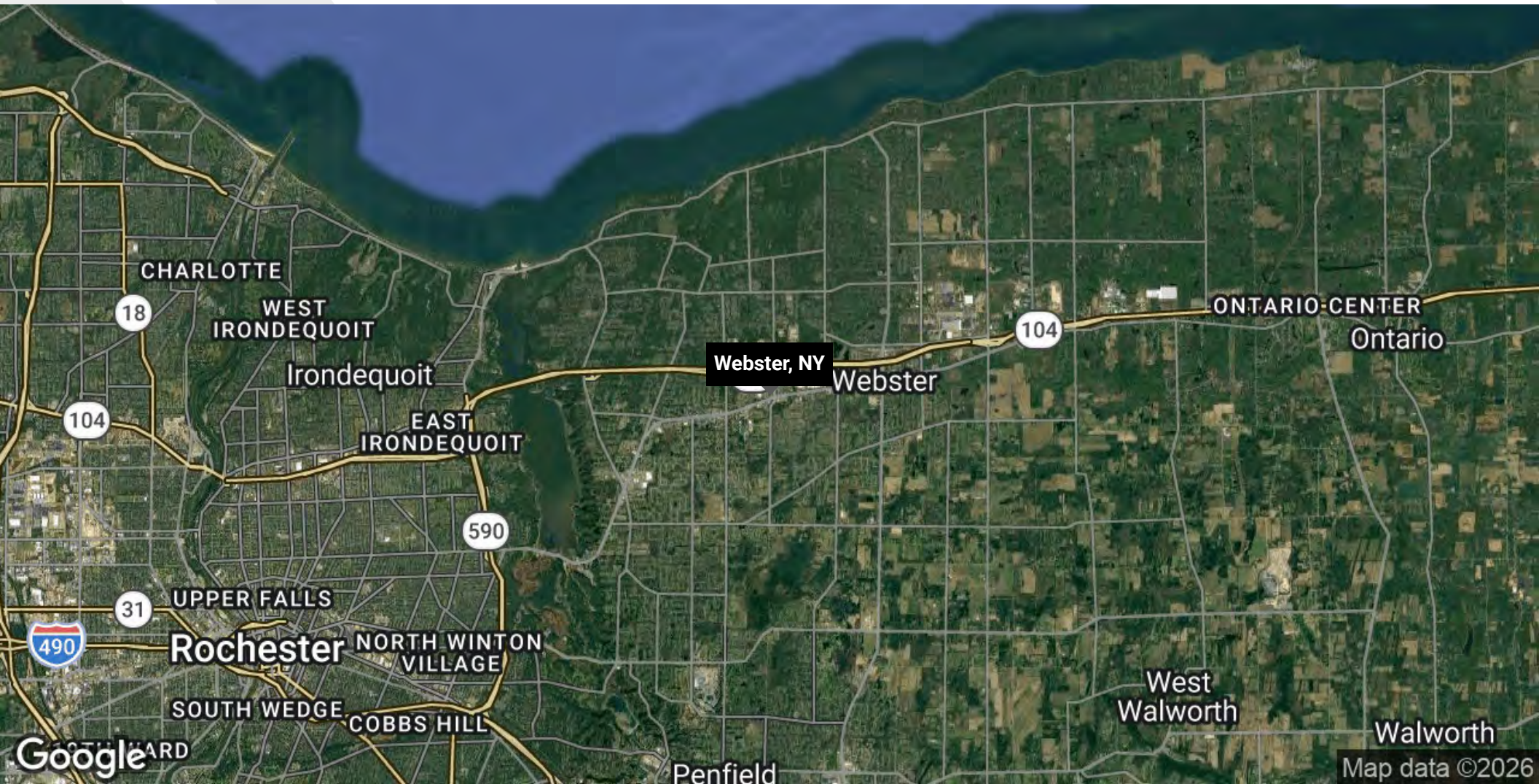
Section 2

Location Information



Regional Map

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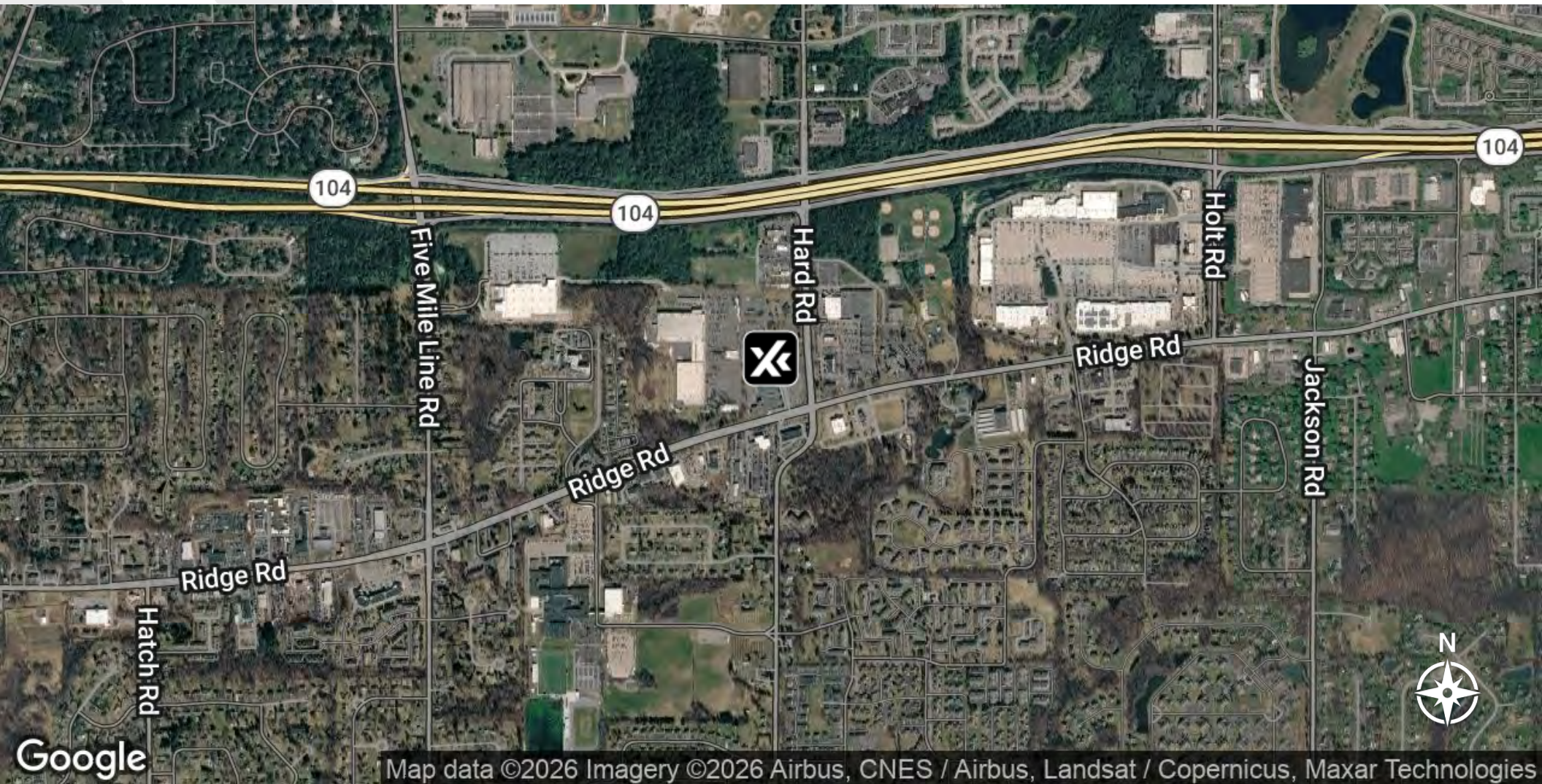
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Location Map

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Aerial Photo

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Retailer Map

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Site Plans

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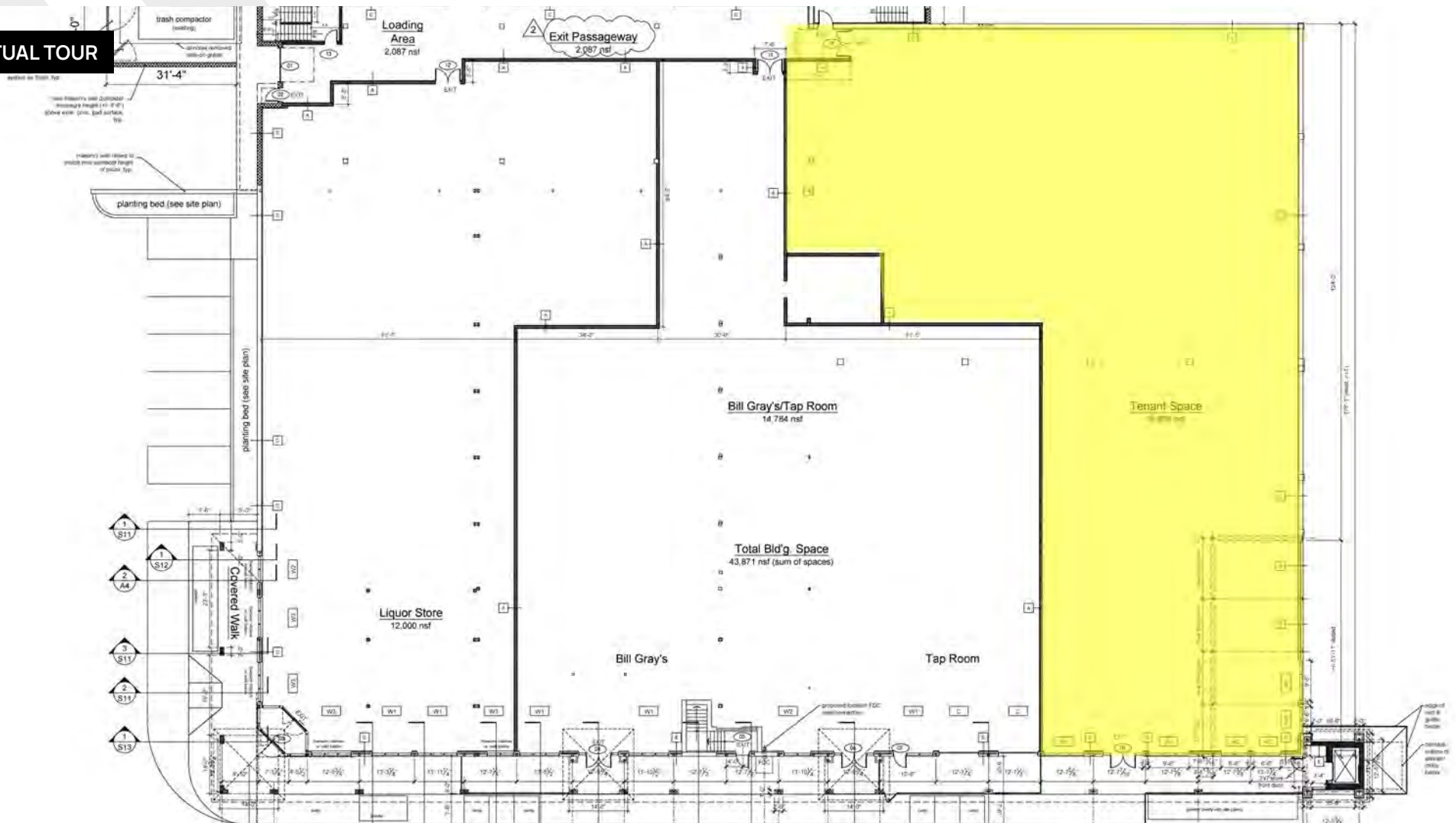


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Floor Plans

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VIRTUAL TOUR



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Section 3

Demographics



Demographics Map & Report

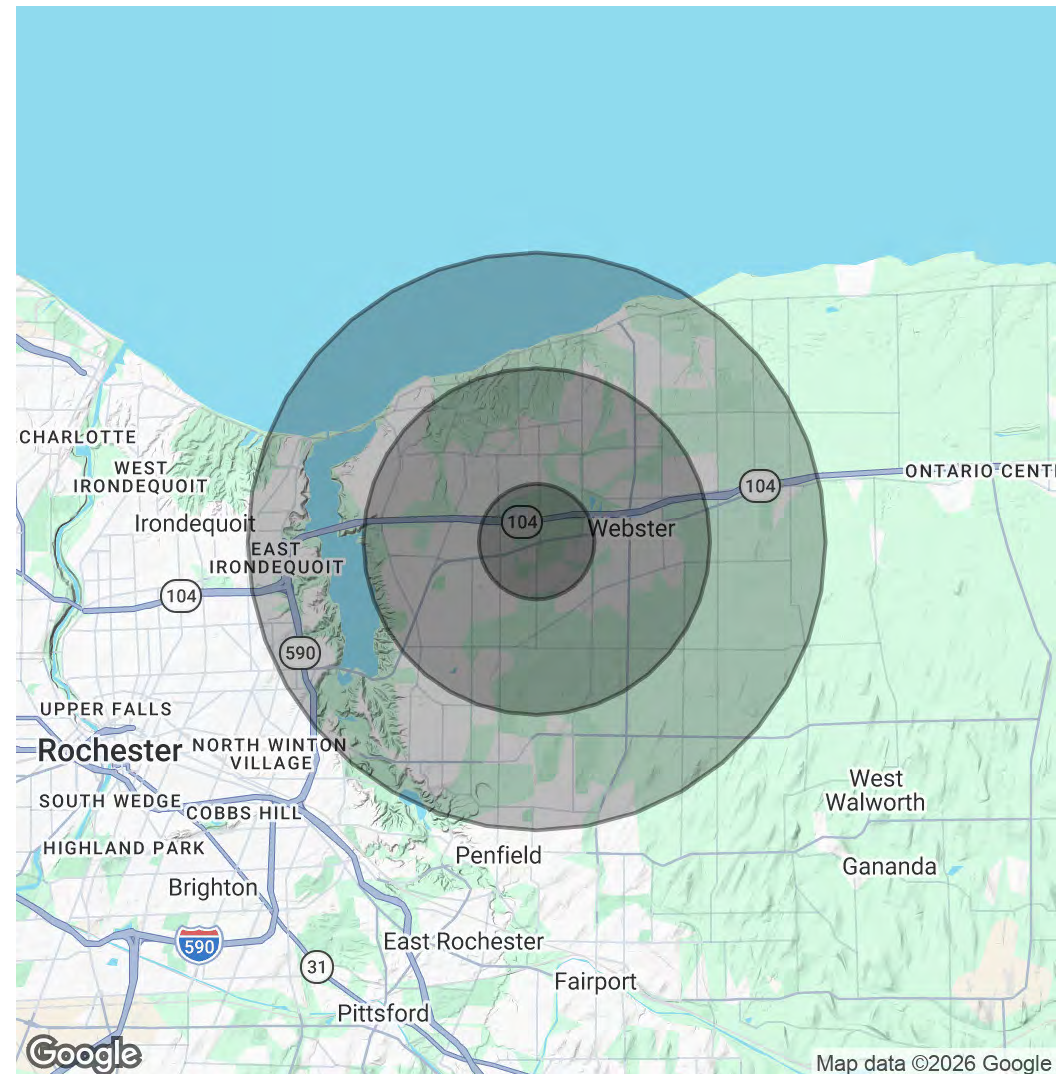
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,215	47,151	88,050
Average Age	52.7	45.1	45.9
Average Age (Male)	46.3	42.1	44.3
Average Age (Female)	54.9	46.5	46.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,862	20,403	37,917
# of Persons per HH	1.9	2.3	2.3
Average HH Income	\$82,146	\$121,120	\$122,140
Average House Value	\$209,953	\$275,102	\$263,303

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	6,413	41,547	76,181
Total Population - Black	189	1,250	3,081
Total Population - Asian	188	1,392	2,560
Total Population - Hawaiian	0	4	107
Total Population - American Indian	0	27	47
Total Population - Other	26	310	821

2023 American Community Survey (ACS)



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Section 4

Advisors



Meet the Team

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