



PLANET FITNESS PLAZA

 1826 & 1850 E RIDGE RD | ROCHESTER, NY 14622

64,944 ± SF
NEIGHBORHOOD
CENTER

57.6% OCCUPIED
IN-PLACE
CASH FLOW

NATIONAL TENANTS
PLANET FITNESS
CITI TRENDS

OFFERING SUMMARY

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PROPERTY OVERVIEW

Caliber Commercial Brokerage is pleased to present **Planet Fitness Plaza**, a multi-tenant retail and medical investment opportunity **located along the highly trafficked East Ridge Road corridor** in Irondequoit, NY. **Anchored by Planet Fitness and complemented by Citi Trends and Ridgeview Internal Medicine**, the property offers a strong mix of fitness, retail, and medical tenancy.

Positioned on a **signalized corridor with 16,200+ vehicles per day**, the plaza serves more than 108,000 residents within a three-mile radius and features **500 feet of frontage, 387 parking spaces**, and excellent visibility.

The property benefits from **nearby demand drivers including Rochester General Hospital (528 beds), St. Ann's Community (388 beds), Irondequoit Town Offices**, and several schools serving thousands of students throughout the trade area.

Planet Fitness Plaza presents **an opportunity to acquire a well-located neighborhood shopping center with stable tenancy, reliable cash flow, and future upside** through lease-up of the remaining vacant space.



PROPERTY SUMMARY

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PROPERTY SUMMARY

Property Address	1826 & 1850 E Ridge Rd Rochester, NY 14622
County	Monroe
MSA	Rochester
Property Type	Retail/Office/Medical
Building Size	64,944 ± SF
Traffic Counts (VPD)	E Ridge Rd : 16,281
Parking	387 Spaces
Price	Upon Request

PROPERTY HIGHLIGHTS

- **Existing On-Site Tenants:** Planet Fitness, CitiTrends, and Ridgeview Internal Medicine
- **Strong Healthcare Presence:** Located near Rochester General Hospital (528 beds) and St. Ann's Community (388 beds)
- **Dense Residential Base:** Over 108,000 residents within a 3-mile radius
- **Education & Employment Drivers:** Surrounded by multiple schools serving 5,000+ students and Irondequoit Town Offices
- **Excellent Visibility:** 500' of frontage along East Ridge Road with 16,281 vehicles per day
- **Ample Parking:** 387 parking spaces serving retail, medical, and fitness users
- **Investment Opportunity:** Stable in-place tenancy with value-add potential through lease-up of remaining vacancy
- **Key Attributes:** Established neighborhood shopping center, strong demographics, and long-term corridor stability



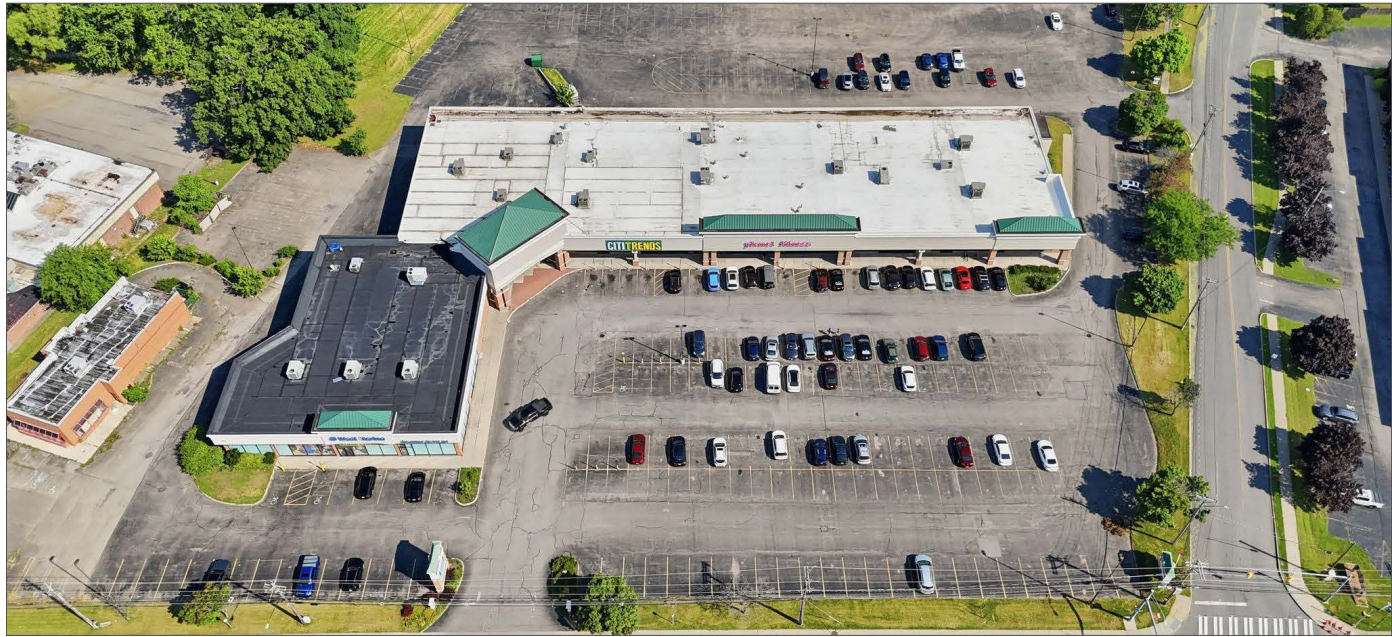
PROPERTY PHOTOS

1826 & 1850 E RIDGE RD | ROCHESTER, NY 14622



PROPERTY PHOTOS

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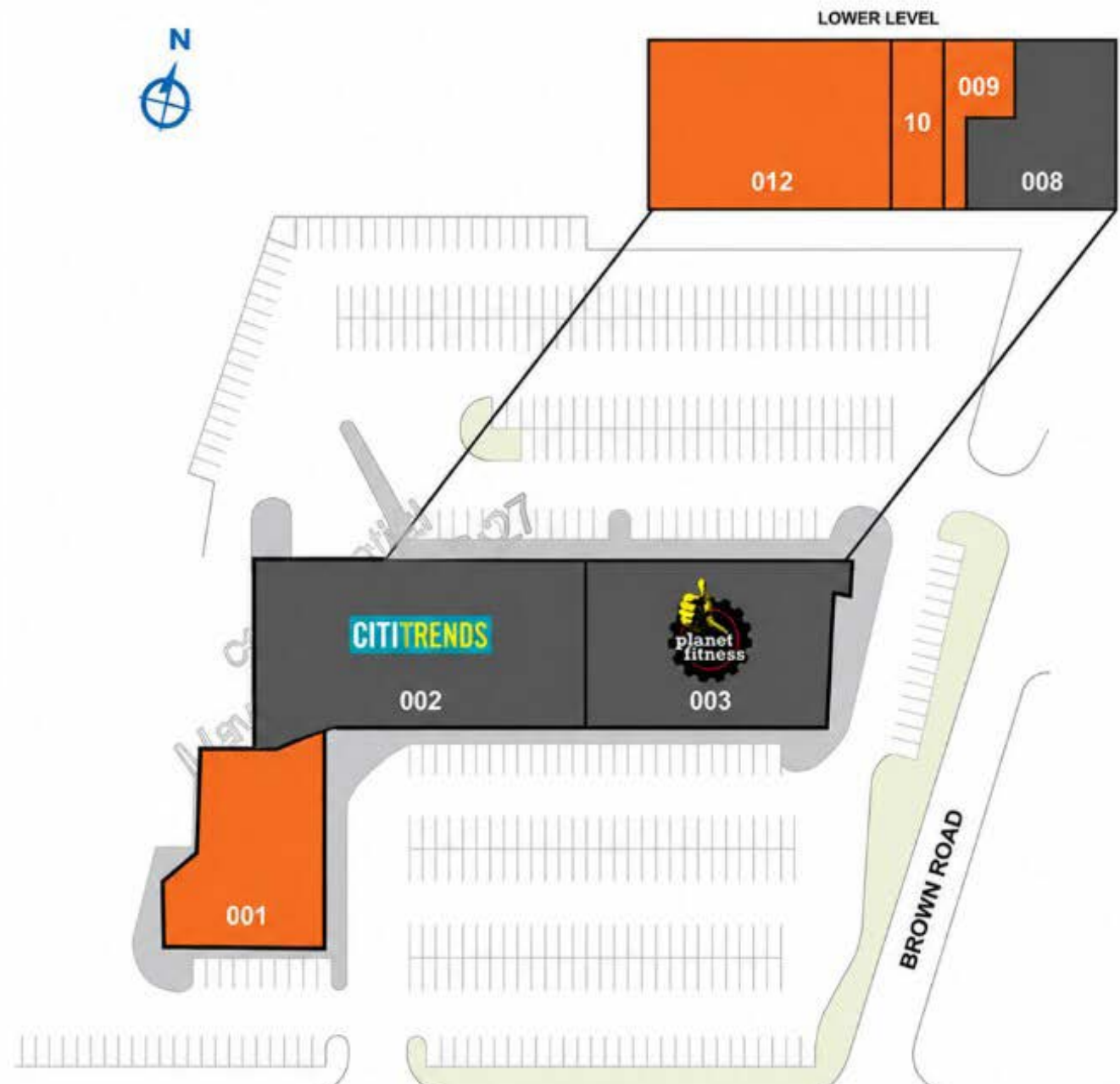
SITE PLAN

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SPACE	TENANT	SQ. FT.
1	AVAILABLE	10,000
2	Citi Trends	13,682
7	Planet Fitness	17,242
8	Ridgeview Internal Medicine	6,500
9	AVAILABLE	2,139
10	AVAILABLE	1,131
12	AVAILABLE	14,250
TOTAL SQ. FT.		64,944

SITE LEGEND

-  Available
-  Occupied



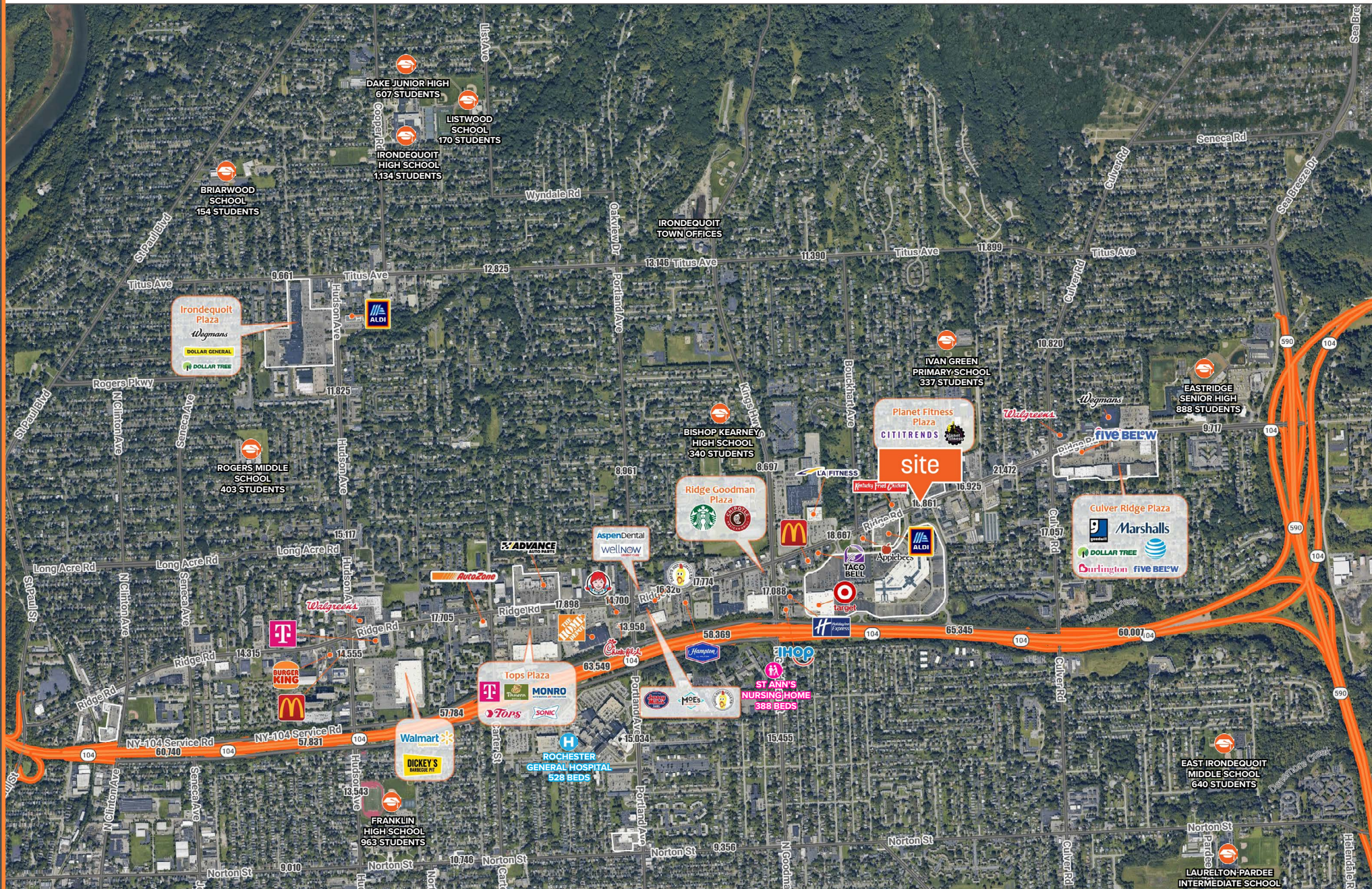
BIRDS-EYE AERIAL

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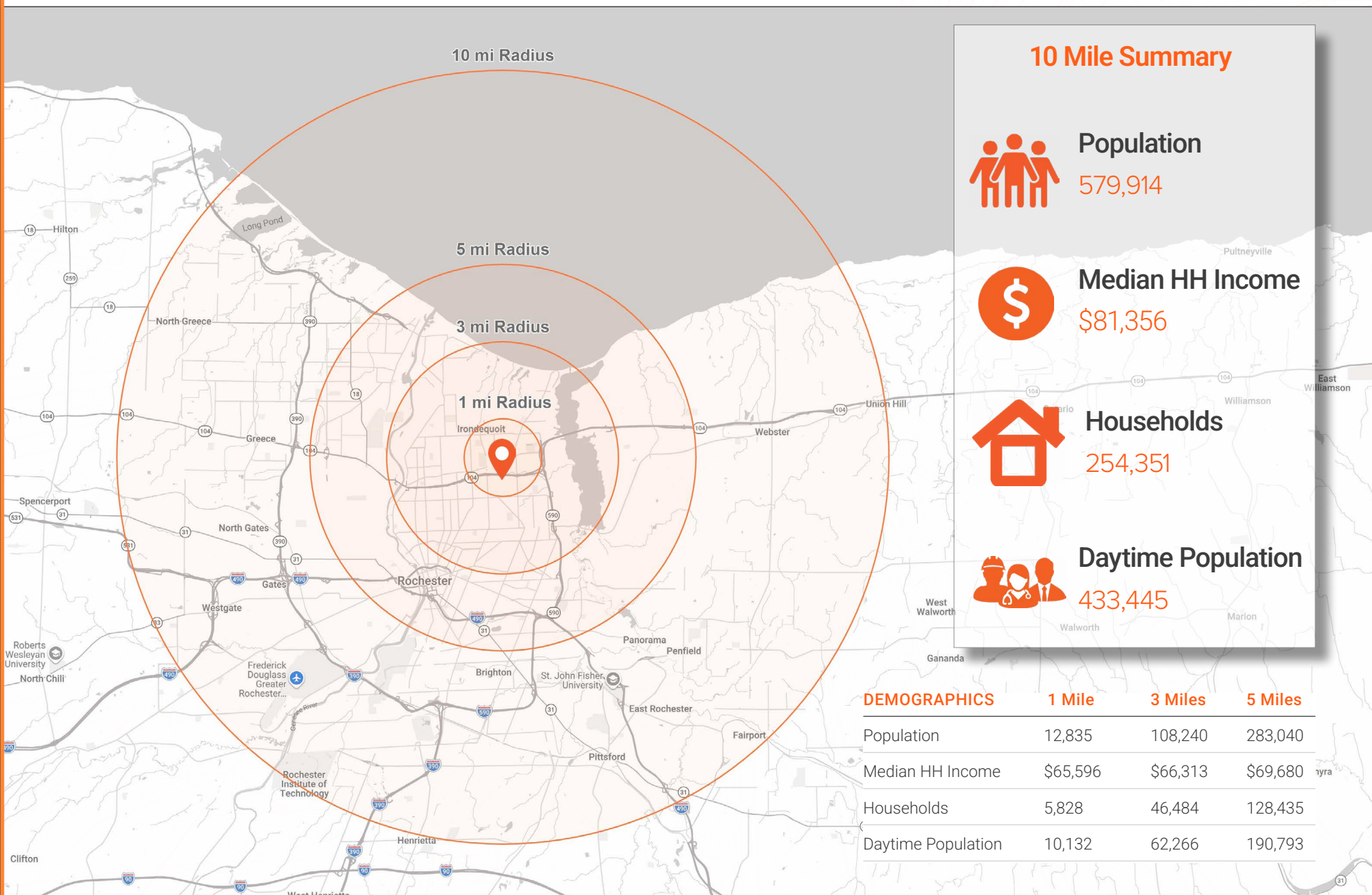
MARKET AERIAL

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DEMOGRAPHIC SUMMARY

1826 & 1850 E RIDGE RD | ROCHESTER, NY 14622



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