

## RETAIL DEVELOPMENT OPPORTUNITY

# 1597 W. Ridge Road

Rochester, NY (Town of Greece) 14615



**VENTURE**  
BROKERAGE GROUP



### AVAILABLE OPPORTUNITY

- » 0.61 +/- acre development site
- » For Sale/Ground Lease/Build to Suit Lease

### PROPERTY HIGHLIGHTS

- » Excellent redevelopment opportunity with possible traffic signal access & multiple potential uses including retail & office
- » Prime location on West Ridge Road along the main retail corridor of Greece & within walking distance to area restaurants, hotels and shopping
- » Convenient location immediately off Interstate 390 & just 1 mile from the Mall at Greece Ridge
- » High traffic counts over 48,800 VPD



### FOR MORE INFORMATION, PLEASE CONTACT:



**JANELL VANEGAS**  
Licensed Real Estate Broker  
585.615.1102 (c)  
[Janell@VentureBrokerageGroup.com](mailto:Janell@VentureBrokerageGroup.com)

RETAIL DEVELOPMENT OPPORTUNITY

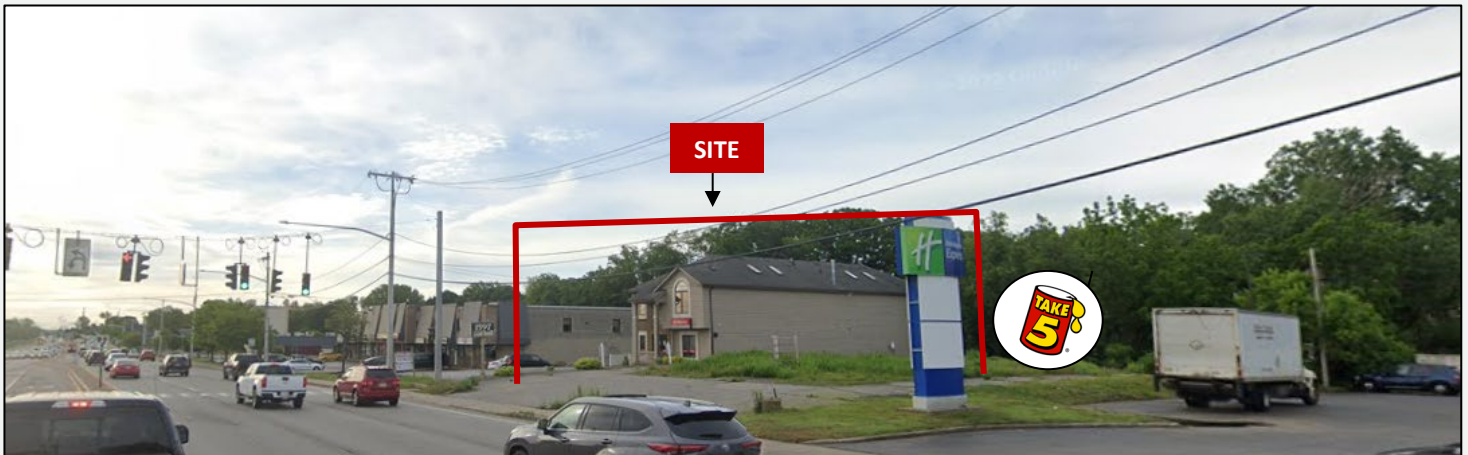
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## SITE PHOTOS



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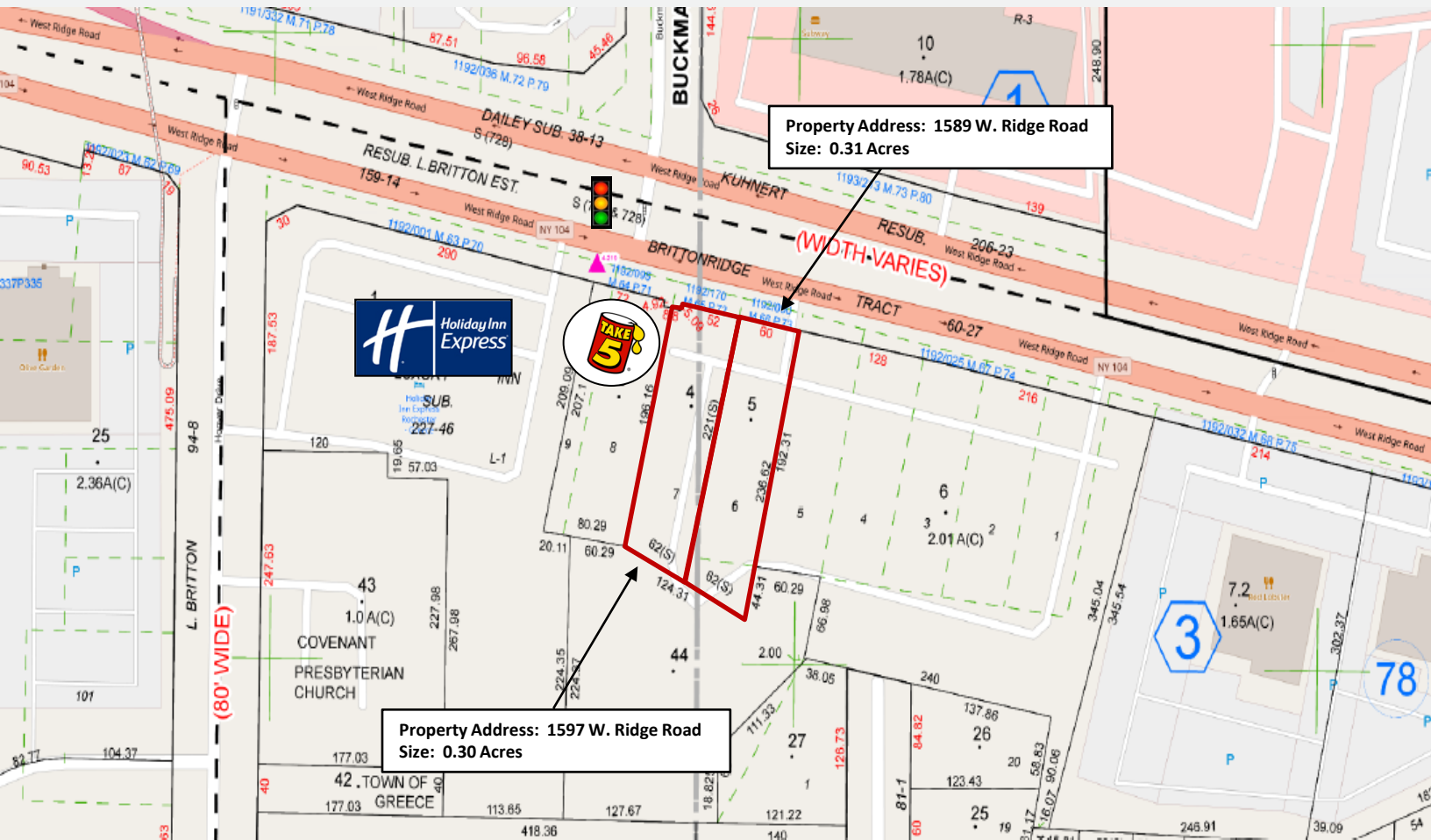
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## TAX MAP



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## MARKET AERIAL



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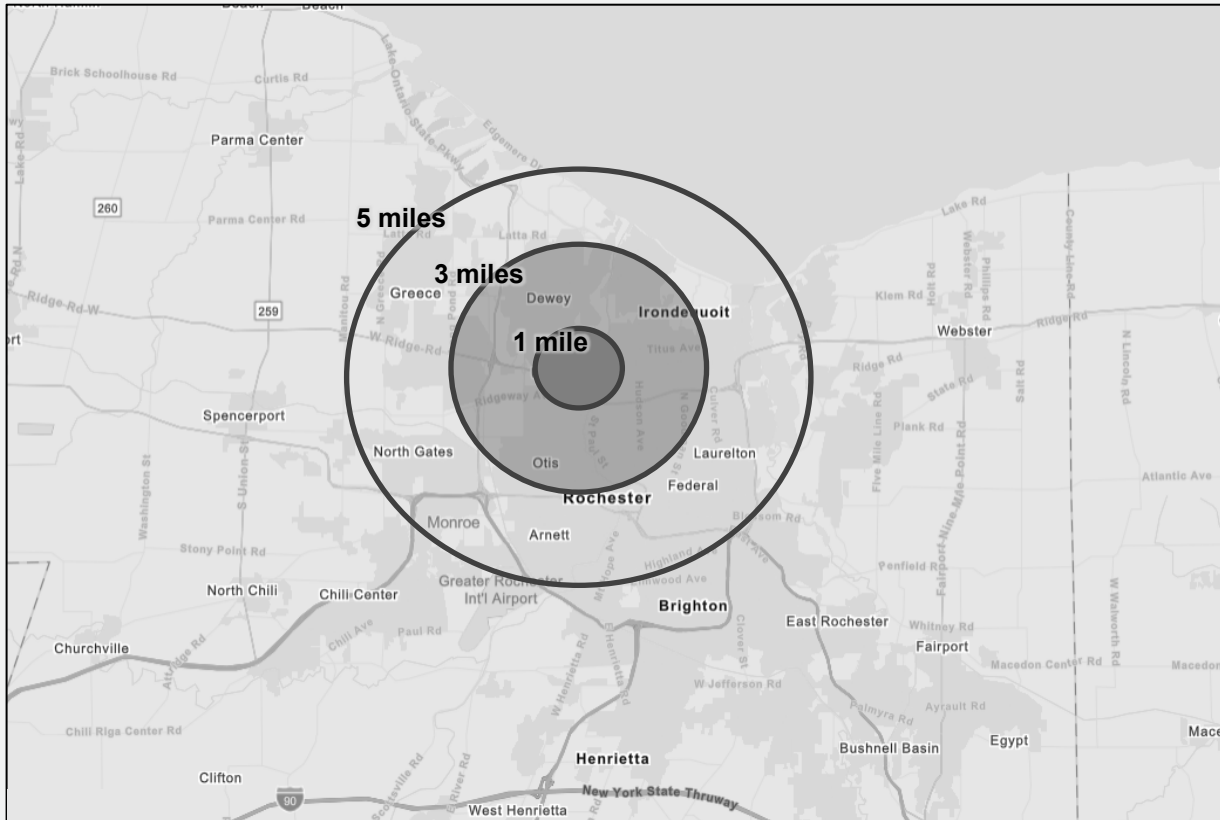
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## DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	9,332	102,850	266,253
Daytime Population	8,279	101,978	295,993
Households	4,234	42,820	108,151
Average Household Income	\$61,358	\$60,119	\$59,445



**3,017**  
Businesses



**47,276**  
Employees



**\$110,497**  
Median Home Value



**38.9**  
Median Age

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