

OFFERING MEMORANDUM

WEST WAYNE PLAZA | 1900 NY-31 | MACEDON, NY 14502



Multi-Tenant Shopping Center | 93,748 SF | 12.05 +/- Acres | \$469,589 NOI | 7.80% Cap Rate



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OFFERING SUMMARY

WEST WAYNE PLAZA | MACEDON, NY 14502

PROPERTY INFORMATION

Property Address	1900 NY-31, Macedon, NY 14502
Building Size	93,748 ± SF
Land Area	12.05 ± Acres
County	Wayne
MSA	Rochester, NY
Property Type	Retail
Traffic Counts (VPD)	NY-31: 13,059
Parking	200+ Spaces
Zoning	GC (General Commercial)

FINANCIAL SUMMARY

Price	\$6,000,000
Cap Rate	7.80%
NOI	\$469,589
Total Rent	\$479,769.02
Occupancy	98.02%
Vacancy	1.8%

PROPERTY HIGHLIGHTS

- Occupied by a mix of regional and local tenants; strong income with upside through lease-up or redevelopment.
- Brand new lease with Lattimore and RRH renewal
- 502' Frontage on Route 31
- 38,000+ residents within a 5-mile radius; high daily vehicle count on NY-31.
- Close to Walmart, Wegmans, Lowe's, Macedon Commons, schools, and Erie Canal recreation.
- Concrete and steel construction, large storefront windows, flexible layouts, and pylon signage.



West Wayne Plaza is on NY-31 in Macedon NY, a key corridor linking Canandaigua, Palmyra, and Rochester. It offers multiple access points and is minutes from Route 350, NYS Route 441, I-490, and I-90. Just 20 miles from downtown Rochester, the area is anchored by Walmart and Lowe's, with strong traffic and a growing residential base.

INVESTMENT SUMMARY

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Existing Rent Roll w/ Increased Lease Back Rent

Unit #	Tenant Name	SF	%	Monthly	/SF	Annual Rent	Lease End
12	Rochester Regional Health	17,690	21.2%	\$12,530.42	\$8.50	\$150,365.00	6/30/31
11	Lattimore Physical Therapy	5,145	6.2%	\$3,121.30	\$7.28	\$37,455.60	5/31/31
6	VACANT	1,478	1.8%	-	-	-	-
10	Lock 60 Jewelers	750	0.9%	\$300.00	\$4.80	\$3,600.00	8/30/07
9	West Wayne Restaurant	3,928	4.7%	\$998.37	\$3.05	\$11,980.40	3/30/12
4,5	H&R Block	1,500	1.8%	\$1,000.00	\$8.00	\$12,000.00	10/31/25
3	Hair Dynamics	750	0.9%	\$500.00	\$8.00	\$6,000.00	8/31/10
13	4 Paws Dog Grooming	3,086	3.7%	\$699.49	\$2.72	\$8,393.92	3/31/26
7,8	PK Creations	1,530	1.8%	\$765.00	\$6.00	\$9,180.00	10/31/25
1,2	Mastercraft Decorators	47,682	57.1%	\$20,066.18	\$5.05	\$240,794.10	3/31/33
TOTAL		83,539	100.0%	\$39,980.75		\$479,769.02	

Annual Expenses

Name	Annual Amount	PSF	92% Reimbursed	Leakage
Insurance	\$43,710.00	\$0.52	\$40,096.58	\$3,613.42
Flood Insurance	\$14,869.00	\$0.18	\$13,639.81	\$1,229.19
Property Taxes *	\$19,360.00	\$0.23	\$17,759.55	\$1,600.45
Landscaping snow plowing	\$43,000.00	\$0.51	\$39,445.28	\$3,554.72
Pest Control	\$1,200.00	\$0.01	\$1,100.80	\$99.20
Sprinkler/RPZ backflow	\$1,000.00	\$0.01	\$917.33	\$82.67
TOTAL	\$123,139.00	\$1.47	\$112,959.35	\$10,179.65

*PILOT program assessment \$625k Flat for 1-5, then increases - see pilot agreement

BIRDS EYE AERIAL

WEST WAYNE PLAZA | MACEDON, NY 14502



Gravino Park

31

ABX Innovative Packaging
378 Employees

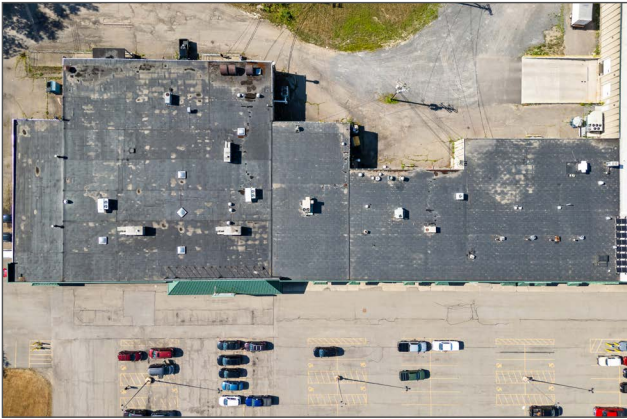
Macedon Town Court Justice

13,059
VEHICLES PER DAY

NY-31

PROPERTY PHOTOS

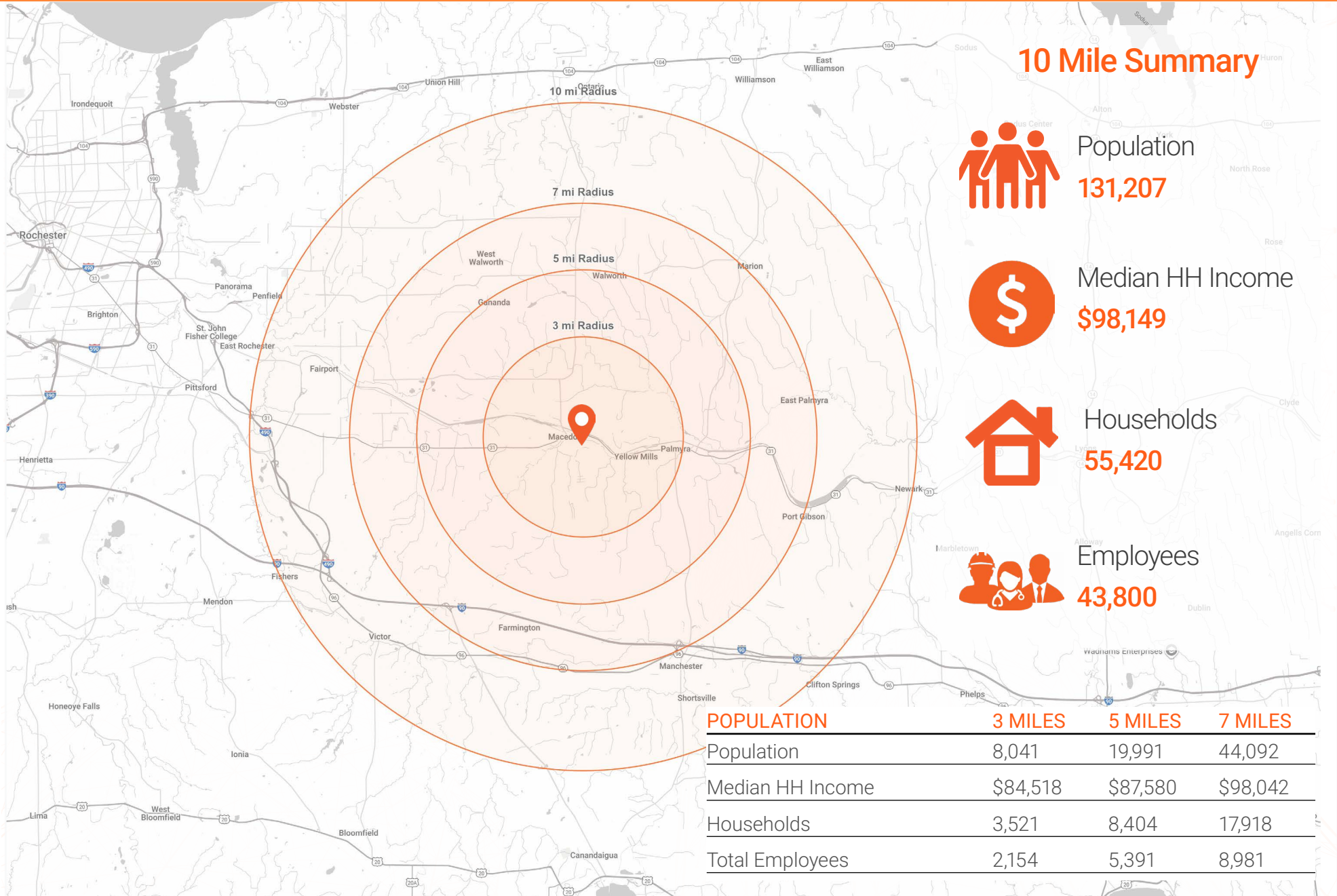
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DEMOGRAPHIC SUMMARY

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10 Mile Summary



Population
131,207



Median HH Income
\$98,149



Households
55,420



Employees
43,800

	POPULATION	3 MILES	5 MILES	7 MILES
Population		8,041	19,991	44,092
Median HH Income		\$84,518	\$87,580	\$98,042
Households		3,521	8,404	17,918
Total Employees		2,154	5,391	8,981



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building relationships.
maximizing **potential**.

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