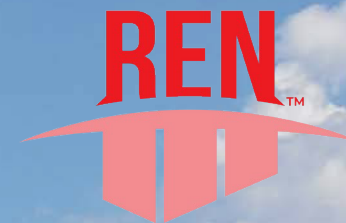


630-668 West Ridge Road, Rochester NY 14615

FOR LEASE | 0 RETAIL SPACES AVAILABLE | WEST RIDGE PLAZA



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630 W Ridge Road, Ste 12
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Property Overview

Excellent access and visibility to a grocery anchor neighborhood shopping center with spectacular synergy between all tenants (Family Dollar, Skip's Meat Market, West Ridge Liquor, etc. & the newly renovated expanded Family Dollar in 2021! Situated on a bustling ridge road with two large apartment complex Greece Commons, and a newly re-developed Kodak's Eastman Park with a new \$53 million Eastman Reserve housing project completed in 2019. Within a three-mile radius from the site brands such as Home Depot, Staples, Tim Hortons, Red Lobster, and Subway reside.

Property Highlights

- ! Excellent visibility & access
- ! Traffic counts of over 38,000 VPD along West Ridge Road
- ! Situated along newly re-developed Kodak Eastman Park
- ! Ideal uses: Retail, Retail Showroom, and Service Industry

Available SF

Lease Rate

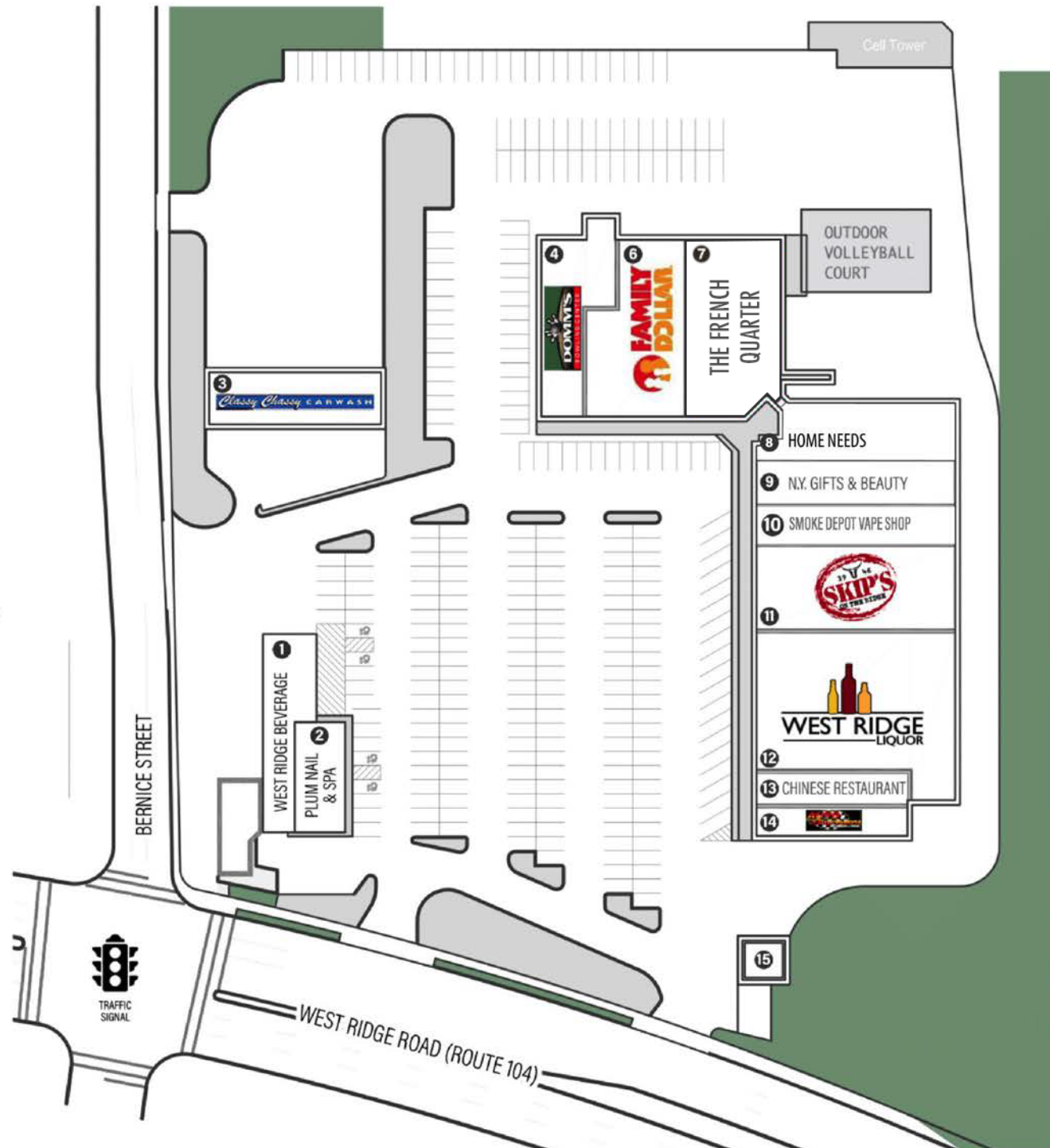
Call for Rate



TENANT INDEX

1	WEST RIDGE BEVERAGE	3,906 SF
2	PLUM NAIL & SPA	1,487 SF
3	CAR WASH	6,500 SF
4	DOMM'S BOWLING	17,000 SF
6	FAMILY DOLLAR	7,713 SF
7	THE FRENCH QUARTER	7,250 SF
8	HOME NEEDS	3,453 SF
9	N.Y. GIFTS & BEAUTY	4,000 SF
10	SMOKE DEPOT VAPE SHOP	2,500 SF
11	SKIP'S MEAT MARKET	6,500 SF
12	WEST RIDGE LIQUOR	16,000 SF
13	TASTE DELICIOUS CHINESE	1,000 SF
14	SNYDER UPOLSTRY & AUTO EXPRESSIONS	4,568 SF
15	ARTHUR JAXSON PIZZA & SCOOPS	625 SF

■ AVAILABLE SPACES



EASTMAN BUSINESS PARK

"Eastman Business Park is home to manufacturing, tenant and site infrastructure facilities, with several facilities currently for sale and/or lease, along with space for new buildings and development. Kodak currently has 2.5M sq. ft. of existing facility space of virtually all types, and over 300 acres of developable property for commercial or industrial use."

<https://www.eastmanbusinesspark.com/about>



W RIDGE ROAD / 38,384 VPD

WEST RIDGE PLAZA



SOUTHWEST AERIAL / 630-668 West Ridge Road, Rochester NY 14615



125,575
POPULATION (3mi / 2023)

\$65,034
AVG. HH INCOME (3mi / 2023)

138,217
ESTIMATED HH (5mi / 2023)

EASTMAN BUSINESS PARK BUILDING 326
"Eastman Business Park is a 1,200-acre R&D and manufacturing campus with over 16 million square feet of multi-scale manufacturing, distribution, lab and office space. There are currently 114 companies onsite employing over 6,000 people"
<https://www.eastmanbusinesspark.com/about>



THE MALL AT
GREECE RIDGE
2.8 Miles from West Ridge Plaza



W RIDGE ROAD / 38,384 VPD

WEST RIDGE PLAZA