

ROUTE 104 RETAIL — SPENCERPORT, NY

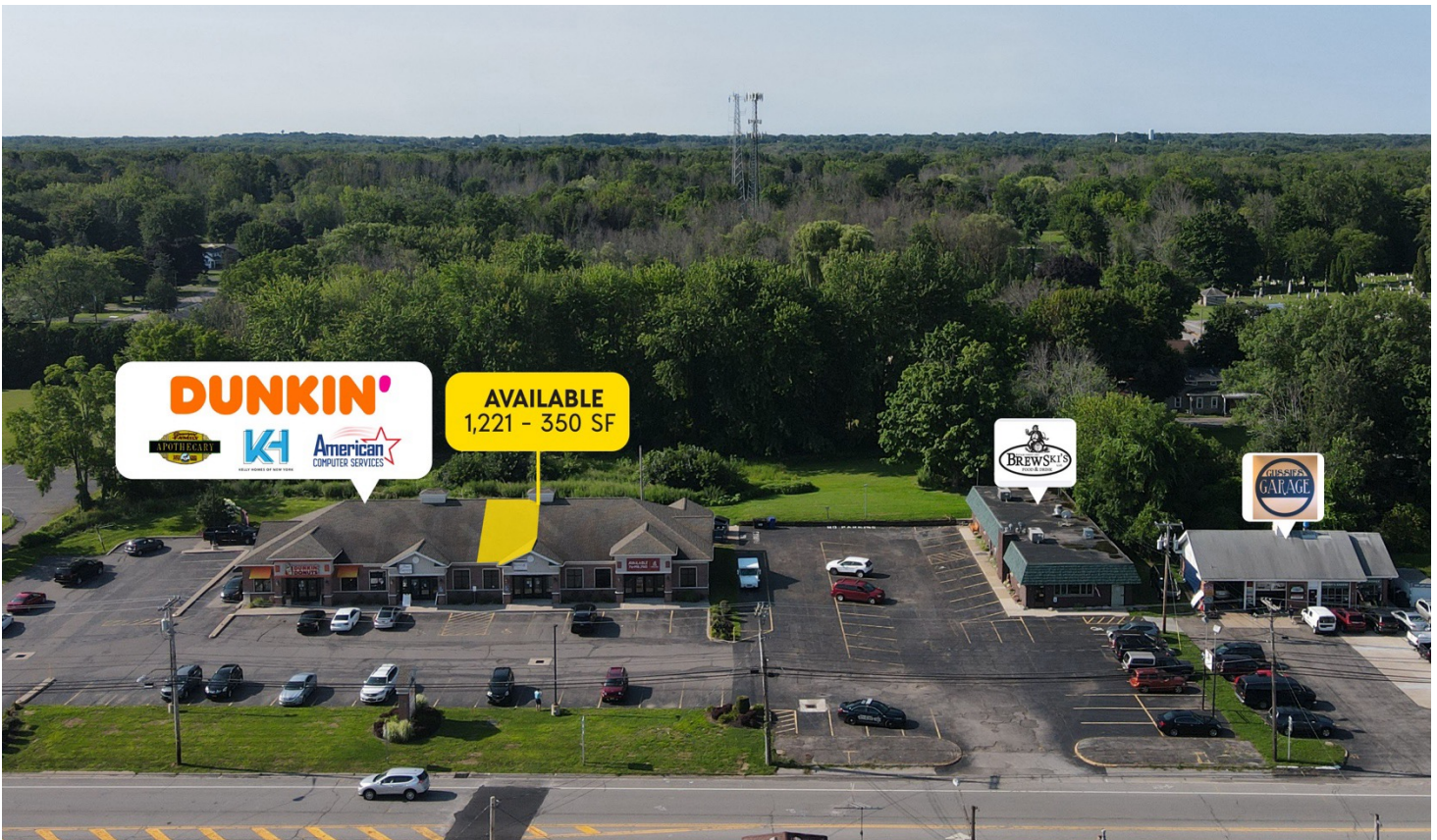
Parma Place

5017 West Ridge Road • Spencerport, NY 14559

New construction in 2010, this building is in excellent condition. The plaza is anchored by Dunkin' and has a diverse mix of local co-tenants. Available spaces include a turnkey salon space and general retail space. Pylon and store signage is available for visibility from the street.

1,221 SF LARGEST SUITE
 FORMER HAIR SALON

3 AVAILABLE
 SUITES

13,154 AADT
 ROUTE 104

01

Ample parking

02

Pylon signage

03

High visibility from the street

04

Newer construction, built 2010

FEATURED AVAILABILITY

Space 3 — 1,221 SF Former Hair Salon

The largest available block at Parma Place, a turnkey former salon space alongside Dunkin' Donuts and a diverse mix of local co-tenants.

1,221 SF

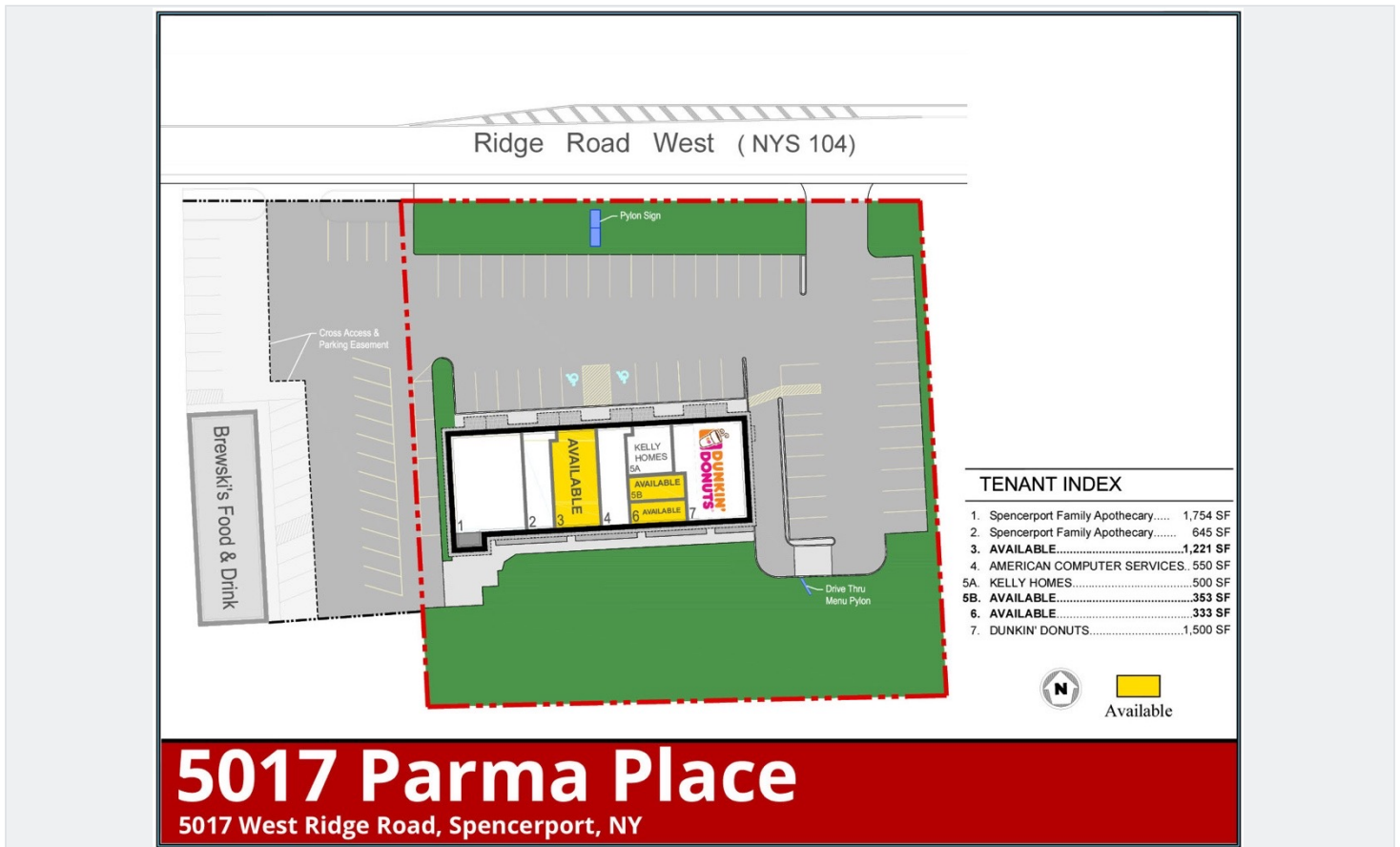
AVAILABLE NOW

LEASE RATE
Negotiable
SPACE TYPE
Former Hair Salon

AVAILABLE SPACES & SITE PLAN

333 SF to 1,221 SF.

This property is located just off a signalized intersection at Route 259 & Route 104 in Spencerport, NY, a suburb on the west side of the Rochester, NY MSA, 1.5 miles north of the Village of Spencerport. Parma Place is almost fully leased, with Dunkin' Donuts anchoring the building.



Parma Place site plan, 5017 West Ridge Road, Spencerport, NY. Not to scale.

SUITE	TENANT	LEASE RATE	SIZE
Space 3 Former hair salon	Available	Negotiable	1,221 SF
Space 5B General retail space	Available	Negotiable	353 SF
Space 6 General retail space	Available	Negotiable	333 SF

Co-tenants: Spencerport Family Apothecary (1,754 SF & 645 SF), American Computer Services (550 SF), Kelly Homes (500 SF), Dunkin' Donuts (1,500 SF).

SPACE 3 INTERIOR

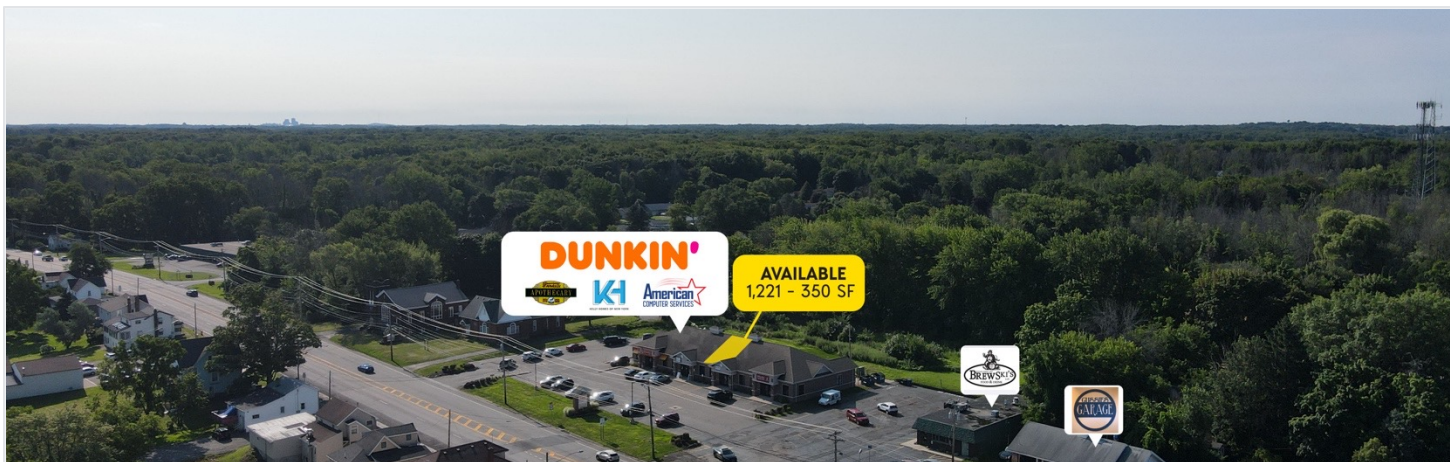
A Turnkey Former Salon, Ready to Convert.

Space 3 was previously operated as a full-service beauty and hair salon, complete with a granite reception desk, wash stations, and styling chairs. The landlord is an experienced contractor who can quickly build out or modify the space to fit a variety of tenant uses.



LOCATION & MARKET

Between Spencerport and Hilton, On NY-104.



Parma Place sits in the Town of Parma on West Ridge Road (NYS 104), the primary east–west highway linking two Monroe County villages — closer to Spencerport than to Hilton, with direct frontage on the road that connects them.

1.5 mi

Closer to the Village of Spencerport

Parma Place is about 1.5 miles north of the Village of Spencerport, and closer to Spencerport than to the Village of Hilton to the north. Spencerport anchors the daily shopping, dining, and errands of the surrounding Town of Parma, giving the plaza easy access to that trade area's traffic without sitting inside the village center itself.

15,680

Fronting West Ridge Road (NY-104)

West Ridge Road (NYS 104) carries 15,680 AADT immediately in front of the plaza, and 11,649 AADT on the segment west of the Hilton Parma Corners Road intersection. It is the main highway connecting Spencerport, Hilton, and the west side of the Rochester, NY MSA — the same road that brings both villages' traffic past Parma Place.

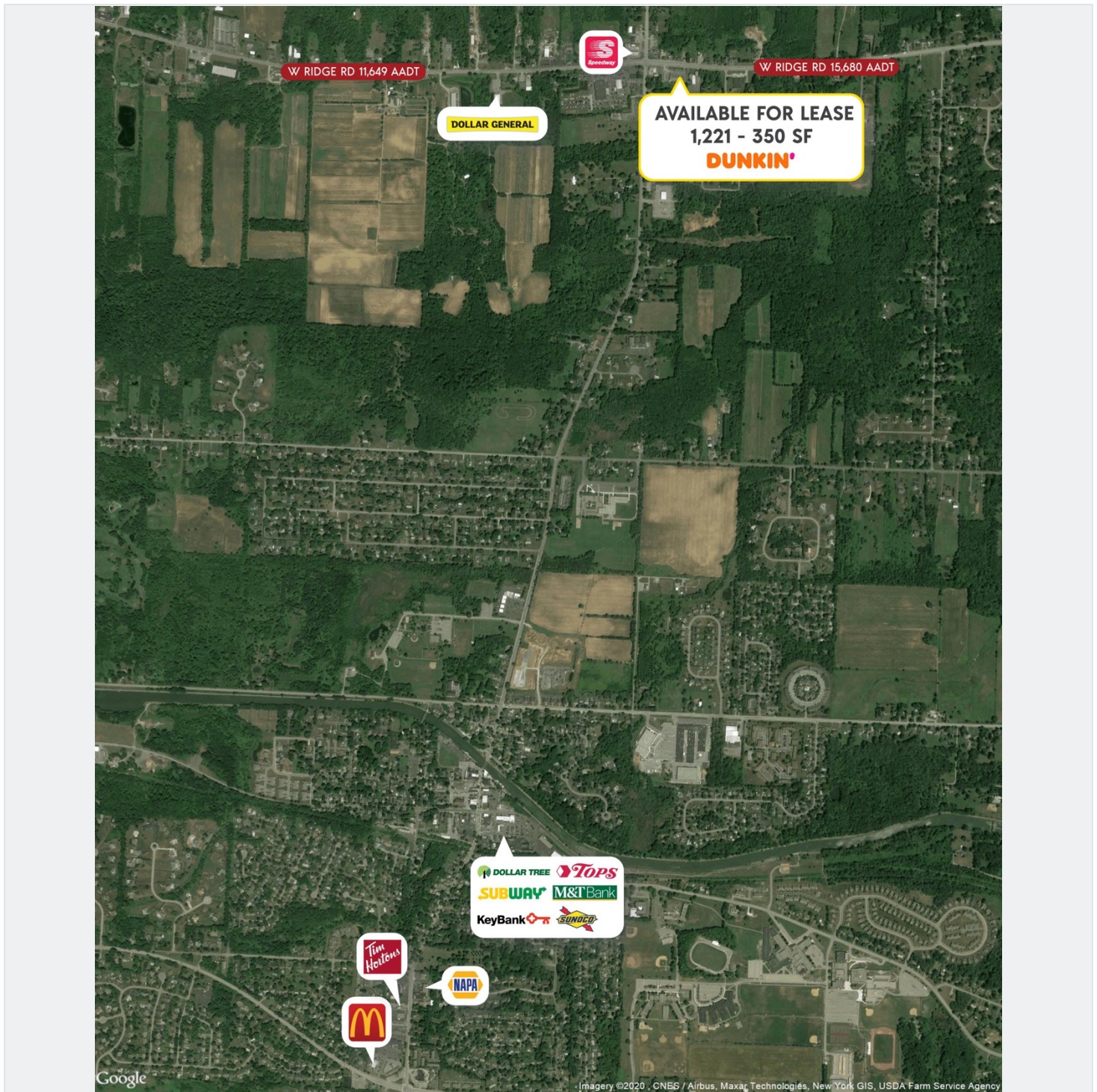
121,370

A Shared Parma & Hilton Population Base

Within a 15-minute drive of Parma Place — spanning the towns of Parma and Hilton along with neighboring Ogden and Greece — the trade area totals 121,370 people and 51,768 households, with an average household income of \$111,358. Parma Place draws on this combined population rather than either village's population alone.

MARKET ZOOM AERIAL

The West Ridge Road Market.



Market-level aerial of West Ridge Road (11,649 – 15,680 AADT) showing Parma Place's available 1,221 – 350 SF alongside Dollar General, Speedway, Tim Hortons, McDonald's, NAPA, and a Tops / Dollar Tree / Subway / M&T Bank / KeyBank / Sunoco node to the south.

MID ZOOM AERIAL

The W Ridge & Hilton Parma Corners Intersection.



Mid-zoom aerial of the signalized intersection at W Ridge Rd (11,649 – 15,680 AADT), Hilton Parma Corners Rd (6,777 AADT), and N Union St (8,559 AADT), with nearby co-tenants Northwest Auto Mall, Pool Auto Sales, Speedway, ROC E-Z Auto, Pizza Shack, Websmart Chevrolet, Dollar General, and Precision Power Services.

DEMOGRAPHICS — 2026 ESTIMATES

The Route 104 Trade Area.

Estimated population, income, education, and business activity by radius and drive-time from 5017 West Ridge Road — the Parma Place trade area serving Spencerport, NY and the west side of the Rochester, NY MSA.

121,370

POPULATION 15-MIN DRIVE TIME

\$125,922

AVG HH INCOME 2-MILE RADIUS

74.5%

COLLEGE EDUCATED 2-MILE RADIUS

38,738

TOTAL EMPLOYEES 15-MIN DRIVE TIME

2026 ESTIMATE	2 MI	3 MI	5 MI	15 MIN
Population	5,801	14,619	57,655	121,370
Households	2,457	6,109	24,804	51,768
Median Age	45.3	44.2	45.5	43.6
Avg HH Income	\$125,922	\$130,328	\$118,982	\$111,358
Median HH Income	\$95,592	\$93,976	\$92,963	\$87,501
Per Capita Income	\$53,387	\$54,511	\$51,273	\$47,689
College Educated (25+)	74.5%	71.0%	68.5%	66.0%
Total Businesses	248	495	1,555	3,191
Total Employees	2,446	5,887	19,043	38,738

Source: Sites USA, 2026 estimates (2010–2020 Census base with 2031 projections), report dated August 24, 2026. Ring radii and drive time measured from 5017 W Ridge Rd, Spencerport, NY 14559. College Educated (25+) is the sum of Some College, Associate's, Bachelor's, and Graduate degree attainment.