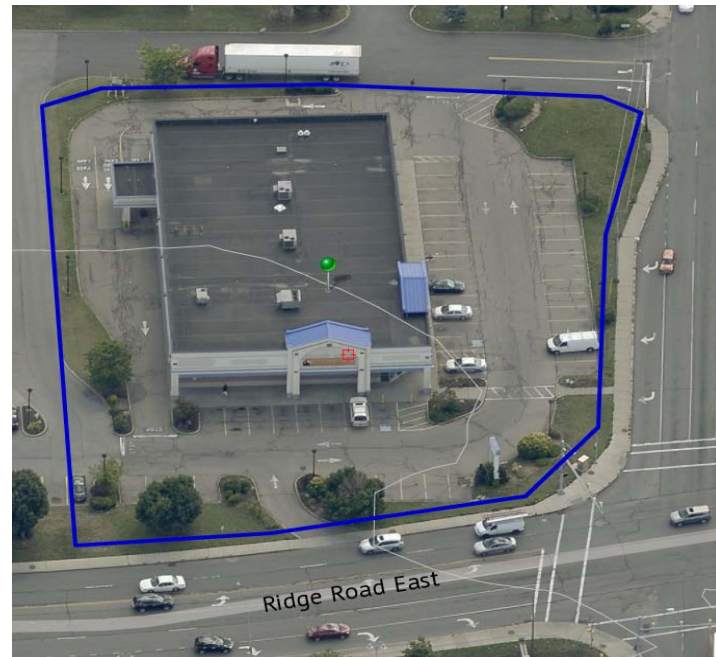


FOR LEASE
689 East Ridge Road
Rochester, NY
RETAIL BUILDING


Property Highlights

- **Freestanding retail building or development site**
- 13,274± SF building on 1.35± acres, built 2002
- Located on the signalized SE corner at East Ridge Road & Hudson Ave (heavily traveled), 32,746 AADT
- The property is situated immediately adjacent to Walmart Supercenter
- Building has a drive thru and pylon sign
- Egress & Ingress from East Ridge Road, Hudson Ave and from Walmart

Demographic	1 Mile	3 Miles	5 Miles
Population	20,185	151,800	314,339
Households	8,476	62,643	135,266
Source			ESRI



For more information, please contact:

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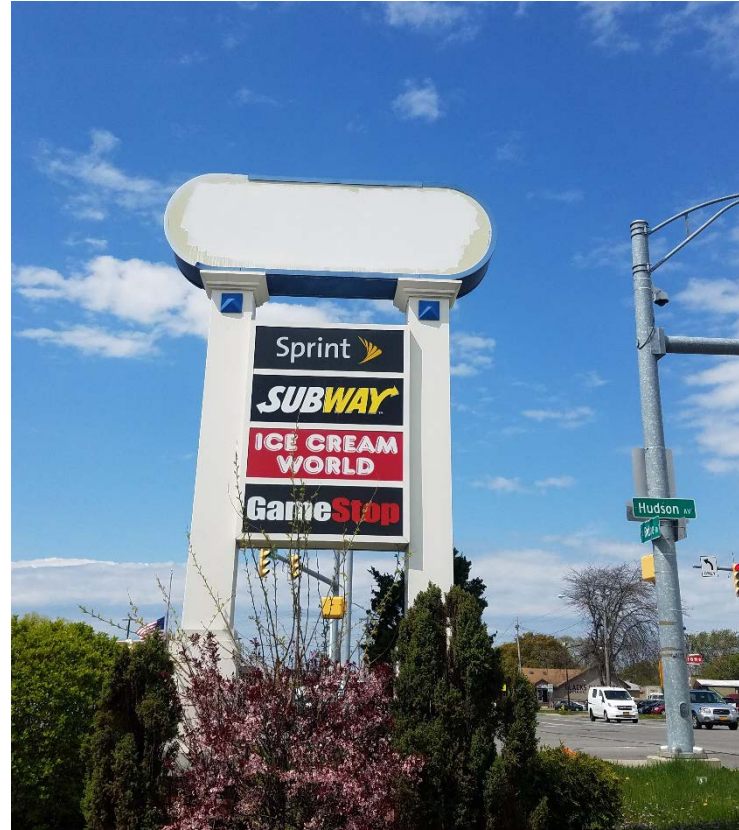
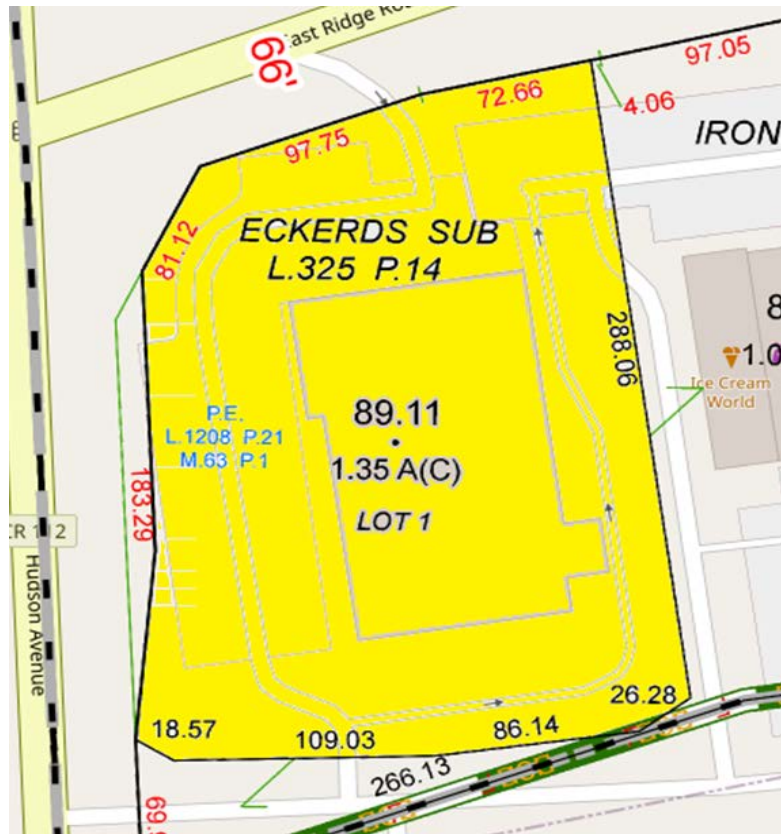
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FOR LEASE

689 East Ridge Road

Rochester, NY





Rochester, NY

Market Aerial



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LOCATION DETAILS AND IMMEDIATE TRADE AREA

- Densely Populated First Ring Suburb.
- Site located in one of Rochester's main retail corridors which includes over 7.7 MSF of retail within a 3-mile radius.
- Site located along dense commercial corridor featuring many national credit tenants such as Home Depot, Walmart, Tops, Wegmans, Walgreens, McDonalds, Target, and many more.
- Site located 1.4 miles north of Rochester General Hospital, a 528-bed tertiary care hospital.
- Subject property located 0.3 miles north of the traffic dense highway, NY-104 "Keeler St. Expy" (64,481 VPD)
- Multiple schools within immediate trade area. There are six schools in the immediate area that combine for a total of 5,688 students.
- The immediate trade area features above average demographics such as **15,310** employees within a 1-mile radius, and **314,339** people living within a 5-mile radius.
- Irondequoit is a town in Monroe County, New York, and is part of the Rochester MSA. The population of Irondequoit is approximately 50,376 people. The town is a major suburb of the city of Rochester, lying just north and east of the city limits. The main industries in Irondequoit are Educational Services and Health Care.
- In August 2020, Irondequoit, NY was listed as one of the top 5 hottest housing markets in the United States according to Realtor.com.