

ELMRIDGE SHOPPING CENTER

500 Elmridge Center Dr
Rochester, NY 14626



PROPERTY DESCRIPTION

Under new ownership by a local developer with deep, long-running ties to the community, this plaza is getting substantial upgrades and improvements to the available lease spaces. There are several small footprint end cap and inline spaces available for lease, as well as a 84,000 sub-divisible Big Box Space with 10,000 SF and up spaces available for credited tenants. The large open floor plan, loading docks, and ideal location of the Big Box Space make for perfect usage by warehouse, last-mile distribution, or flex space concepts. The space will be cleaned out, converted to raw/warehouse condition, and have a new roof installed before leasing.

The smaller endcap & inline spaces are available next to the Big Box Space and are an ideal location for local businesses and smaller footprint national tenants. New plaza tenants include a Light Medical Manufacturing & Sourcing company, as well as a national Cheer & Athletic Performance tenant with several hundred customers visiting the site on a regular basis during evenings and weekends. This space will also receive considerable upgrades and an extensive buildout before opening. Hair, makeup, nails, tanning, and restaurant tenants would all benefit from plaza synergy with the Cheer & Athletic Performance tenant.

LOCATION DESCRIPTION

Elm Ridge Shopping Center is easily accessible and strategically located within Greece's prime retail corridor, which includes the Mall at Greece Ridge and Ridgemont Plaza, along with retailers such as Lowe's, Target, Wegmans, Best Buy, Marshalls, Macy's and Dick's Sporting Goods. The Property is conveniently located on a busy 6-lane thoroughfare and offers excellent ingress/egress with two signalized intersections, dedicated turning lanes and multiple access points.

PROPERTY HIGHLIGHTS

- Under new ownership
- Considerable investment into updating spaces
- Part of Greece's main retail corridor
- Sub divisible 84,000 SF Big Box space
- New roof before leasing
- Strong traffic counts
- Two signalized entrances to plaza



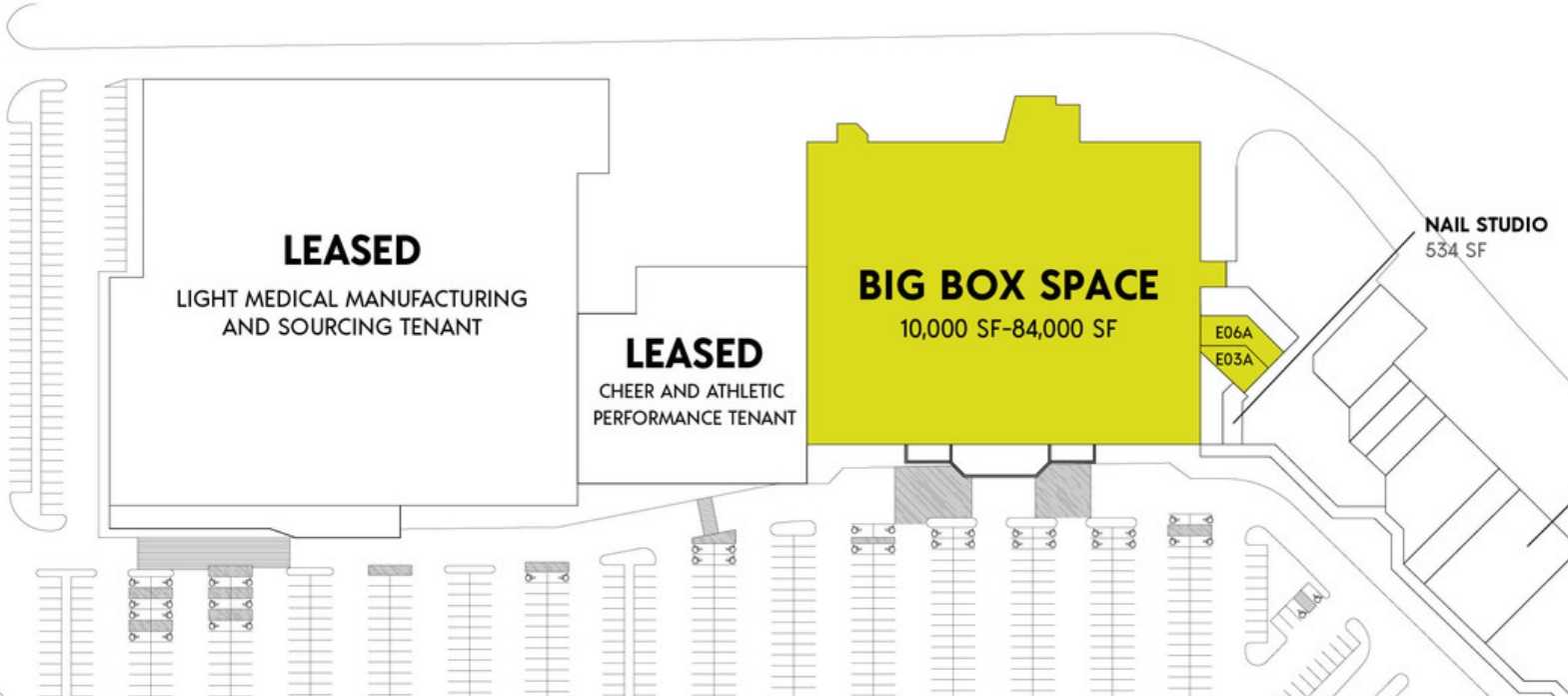
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,615 - 84,000 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Big Box Space	Available	10,000 - 84,000 SF	NNN	Negotiable	-
E06A	Available	1,615 SF	NNN	Negotiable	-
E03A	Available	1,897 SF	NNN	Negotiable	-



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		1 MILE	2 MILE	3 MILE
POPULATION	2020 Estimated Population	7,607	21,956	45,922
	2025 Projected Population	7,585	21,788	45,550
	2010 Census Population	7,744	22,145	46,033
	2000 Census Population	7,327	21,002	44,755
	2020 Median Age	44.0	45.6	45.3
HOUSEHOLDS	2020 Estimated Households	3,148	9,476	19,740
	2025 Projected Households	3,179	9,524	19,811
	2010 Census Households	3,005	8,930	18,613
	2000 Census Households	2,699	7,991	17,023
INCOME	2020 Estimated Average Household Income	\$88,913	\$86,421	\$84,733
	2020 Estimated Median Household Income	\$71,851	\$69,083	\$70,311
	2020 Estimated Per Capita Income	\$36,843	\$37,365	\$36,481
EDUCATION	2020 Estimated Some College	15.8%	16.8%	16.8%
	2020 Estimated Associates Degree Only	14.5%	14.0%	13.8%
	2020 Estimated Bachelors Degree Only	24.0%	21.5%	20.5%
	2020 Estimated Graduate Degree	13.4%	13.5%	13.1%
	2020 Estimated College Educated	67.6%	65.8%	64.2%
BUSINESS	2020 Estimated Total Businesses	201	743	1,891
	2020 Estimated Total Employees	2,236	8,239	27,183
	2020 Estimated Employee Population per Business	11.1	11.1	14.4
	2020 Estimated Residential Population per Business	37.9	29.5	24.3



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		5 MIN	10 MIN	15 MIN
POPULATION	2020 Estimated Population	20,388	83,084	204,893
	2025 Projected Population	20,229	82,178	204,805
	2010 Census Population	20,685	83,698	207,673
	2000 Census Population	19,792	81,436	207,165
	2020 Median Age	45.3	43.3	39.8
HOUSEHOLDS	2020 Estimated Households	8,835	36,406	89,016
	2025 Projected Households	8,876	36,422	89,907
	2010 Census Households	8,377	34,421	84,785
	2000 Census Households	7,620	32,089	81,543
INCOME	2020 Estimated Average Household Income	\$84,367	\$77,355	\$67,514
	2020 Estimated Median Household Income	\$68,056	\$63,987	\$55,832
	2020 Estimated Per Capita Income	\$36,622	\$33,975	\$29,416
EDUCATION	2020 Estimated Some College	17.0%	17.5%	18.9%
	2020 Estimated Associates Degree Only	14.1%	13.6%	13.2%
	2020 Estimated Bachelors Degree Only	20.7%	19.1%	16.3%
	2020 Estimated Graduate Degree	12.8%	11.5%	9.7%
	2020 Estimated College Educated	64.7%	61.8%	58.1%
BUSINESS	2020 Estimated Total Businesses	842	2,938	7,504
	2020 Estimated Total Employees	9,288	40,360	106,181
	2020 Estimated Employee Population per Business	11.0	13.7	14.1
	2020 Estimated Residential Population per Business	24.2	28.3	27.3



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