

ATRIUM MALL

1770-1802 East Ridge Road | Rochester, NY 14622

Restaurant/Retail/Office Space Available



EXCLUSIVE LISTING

AVAILABLE OPPORTUNITIES

- 1) 1770 E Ridge Road • Former Restaurant • 2,600 SF
- 2) 1780 E Ridge Road • Atrium Mall
Upper Level Office & Retail Spaces from 1,000 - 3,000 SF
Lower Level Office Availabilities from 2,500 - 5,000 SF
- 3) 1802 E Ridge Road • Former Arby's with drive-thru
2,577 SF

PROPERTY HIGHLIGHTS

- Signalized access
- Across from Skyview on the Ridge
- Just 1/2 mile from Route 104
- Traffic counts over 15,800 VPD
- Located in the heart of growing Irondequoit retail corridor
- Multiple points of ingress/egress
- Parking convenient to each building



2815 Monroe Avenue
Rochester, NY 14618
VentureBrokerageGroup.com

Michael Casserino | Licensed Real Estate Salesperson
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Information is correct to be the best of our knowledge but is not guaranteed for accuracy.

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Site Overview



1) 1770 E Ridge Road

- Former Restaurant
- 2,600 SF +/-
- Parking: 36+/- spaces shared with KFC

2) 1780 E Ridge Road

- The Atrium Mall
- Upper Level Retail & Office: 1,000—3,000 SF
- Lower Level Office: 25,00—5,000 SF
- Parking: 57+/- spaces in front and back plus adjacent parking lot of 57+

3) 1802 E Ridge Road

- Former Arby's with drive-thru
- 2,577 SF +/-
- Parking: 30+/- spaces
- Potential to reconfigure ingress/egress to give access to traffic light at Atrium Mall



Total Parking Capacity:
123+

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Photos



1) 1770 E Ridge Road • Former restaurant • 2,600 SF +/-



2) 1780 E Ridge Road • Atrium Mall • Upper Level Retail/Office: 1,000—3,000 SF • Lower level office: 2,500—5,000 SF
Potential for signage at road and on building



3) 1802 E Ridge Road • Former Arby's with drive-thru • 2,577 SF • Increased visibility with tree removed

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Market Aerial



Demographic Snapshot

	1 Mile	3 Miles	5 Miles
Population	13,471	112,339	283,110
Daytime Population	16,860	102,355	291,927
Households	5,974	45,707	121,836
Average Household Income	\$55,666	\$57,998	\$63,386



2,480
Businesses



41,675
Employees



\$111,271
Median Home Value



37.7
Median Age

3-Mile Demographics

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