1770-1802 East Ridge Road I 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
- 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



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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:

2815 Monroe Avenue Rochester, NY 14618 VentureBrokerageGroup.com

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Photos

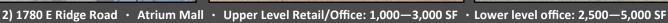






1) 1770 E Ridge Road · Former restaurant · 2,600 SF +/-







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





Employees





3-Mile Demographics