

DEVELOPMENT OPPORTUNITY



1102 West Ridge Road at Glenora Drive Rochester, New York

SITE INFORMATION

- Prime Corner Location with West Ridge Road frontage and two traffic signals on West Ridge Road
- Site is approximately 4 acres (400' x 200'+/- Irregular)
- Site is Zoned: C3 - Regional Destination Center Districts
- Over 2 million square feet of retail space surrounds this site.
- Area retailers/restaurants include: Rite Aid, Home Depot, Staples, Wegmans, Outback Steakhouse, and Perkins Greece Ridge Mall which is anchored by: JC Penney, Macy's, and Macy's Home Store
- Excellent for Fast Food

DEMOGRAPHICS*

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	13,437	120,369	305,193
Average Household Income:	\$49,134	\$46,688	\$46,797

*ScanUS 2003 Estimates

TRAFFIC COUNTS*

Approximately 49,547 vehicles pass this site daily (2000)

*Traffic Counts 2003 - Monroe County Traffic Volumes and Classification Map

For More Information
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