

991 RIDGE ROAD

991 Ridge Road
Webster, NY 14580



AVAILABLE
21.88 ACRES
GROUND LEASE
BUILD TO SUIT

LAND FOR LEASE



Brian Donovan
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GROUND LEASE
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PROPERTY DESCRIPTION

Large, sub-divisible land lot available for Ground Lease or Build to Suit, with access from Ridge Road and Shoecraft Road. Location within Webster's retail corridor provides for multiple uses, including restaurants, medical offices, professional office space, and standard retail concepts.

LOCATION DESCRIPTION

Large land lot located just south of the corner of Shoecraft Road/Hard Road and Ridge Road in the town of Webster. Webster is a suburb in the northeast corner of the Rochester MSA. This site sits in a growing retail corridor that runs between Ridge Road and NY-104 in Webster. There are multiple national retailers in area, including (but not limited to) Wegmans, Lowes, Hobby Lobby, Starbucks, Walgreens, Wendy's, HomeGoods, Burger King, TJ Maxx, Red Robin, Uno, Panera, Barnes & Noble, Kohls, Michaels, and Dick's Sporting Goods.

PROPERTY HIGHLIGHTS

- Ground Lease/Build to Suit
- Sub-divisible
- Multiple uses possible
- Great for Medical, Retail, Professional Offices

SPACES

LEASE RATE

SIZE (SF)

Available Land

Negotiable

953,092



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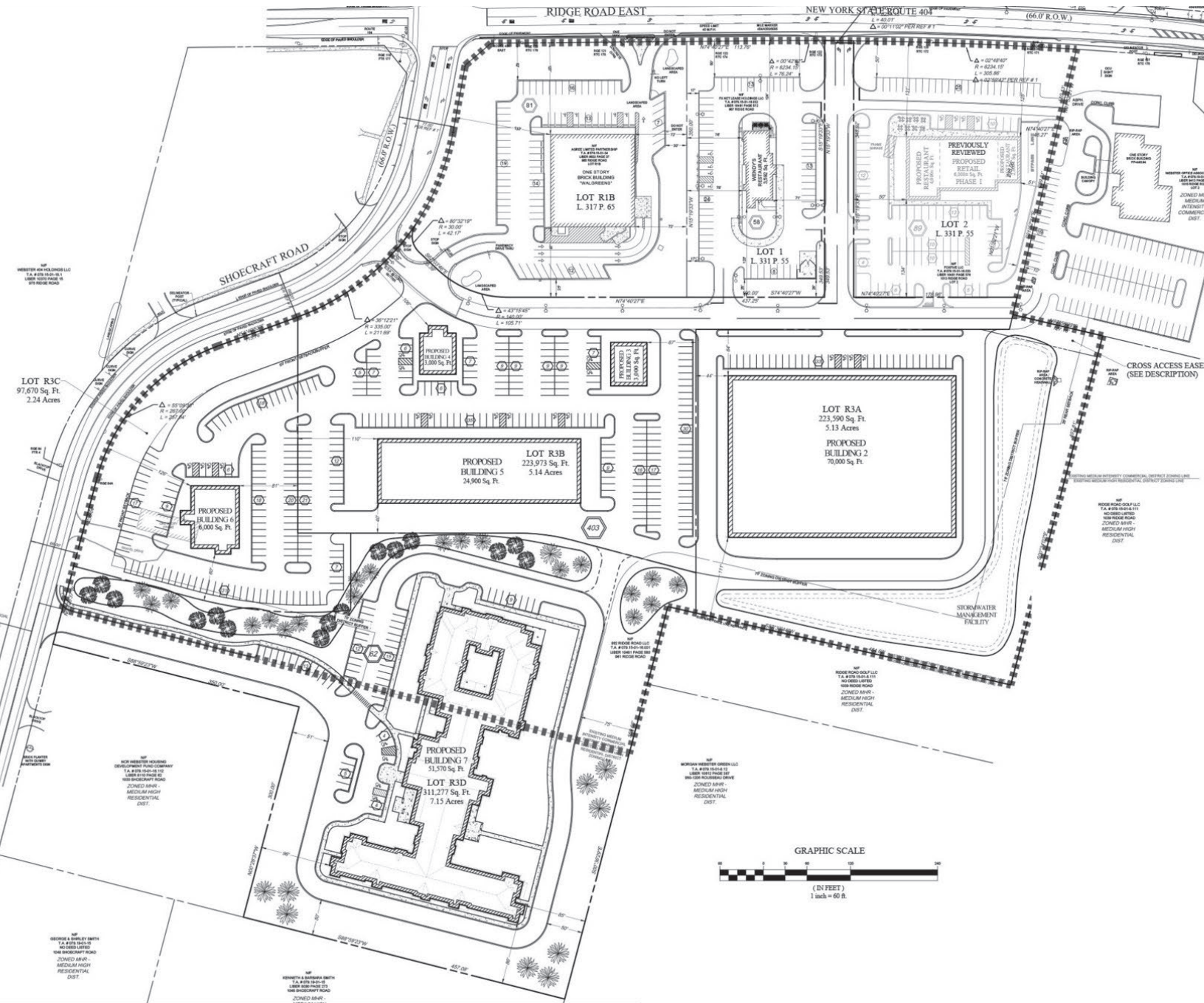


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Concept site plan

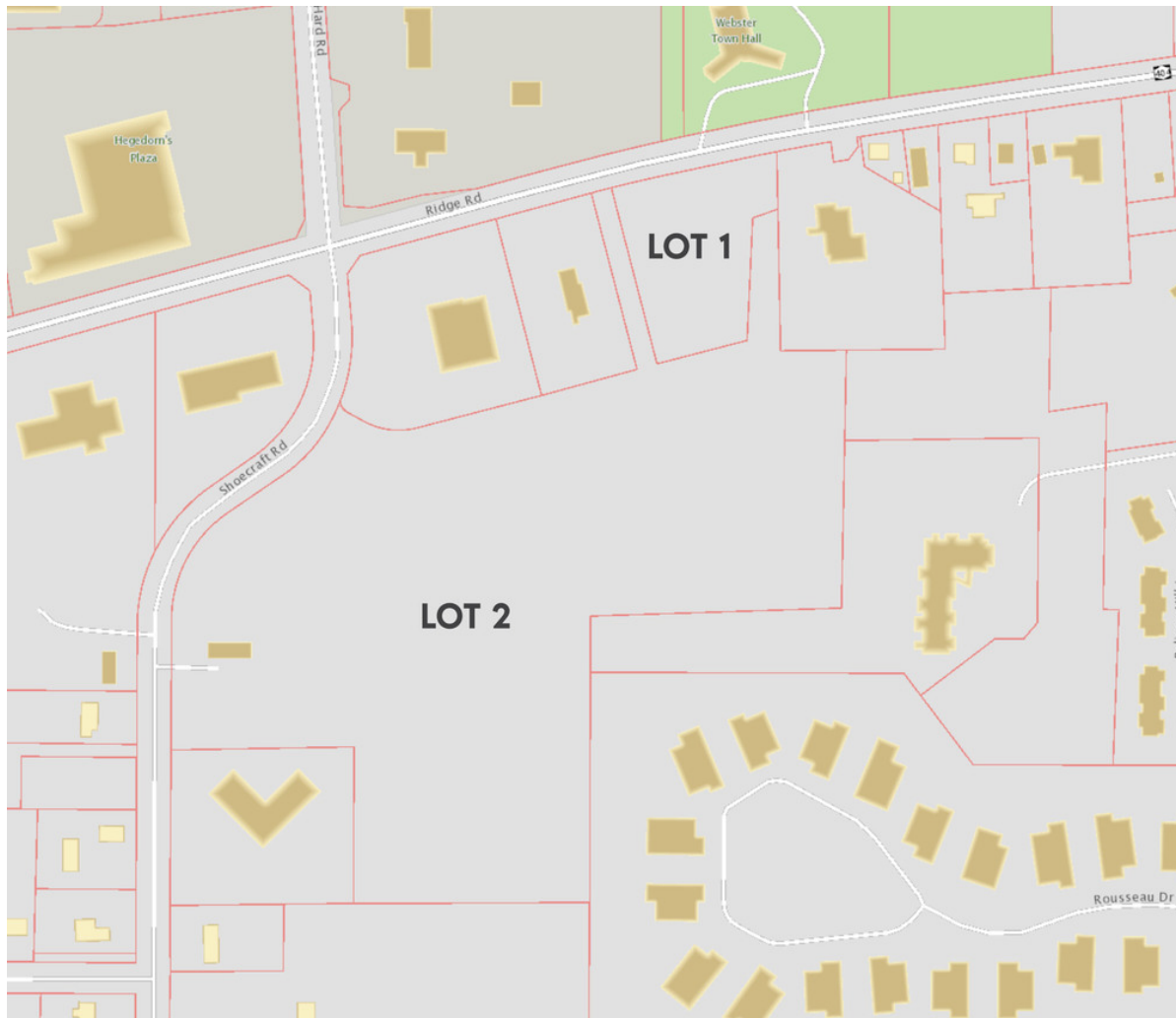


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OF LOTS - | TOTAL LOT SIZE 1.86 - 19.9 ACRES | TOTAL LOT PRICE - | BEST USE -

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	1	1013 Ridge Rd Webster, 14580	079.15-1-16.003	Retail	1.86 Acres	N/A	
Available	2	991 Ridge Rd Webster, 14580	079.15-1-16.001	Retail	19.9 Acres	N/A	



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		1 MILE	2 MILE	3 MILE
POPULATION	2020 Estimated Population	5,656	24,639	46,324
	2025 Projected Population	5,622	24,402	45,815
	2010 Census Population	5,552	21,741	42,958
	2000 Census Population	4,895	19,091	37,107
	2020 Median Age	47.7	43.8	43.5
HOUSEHOLDS	2020 Estimated Households	3,220	11,034	19,884
	2025 Projected Households	3,240	11,060	19,897
	2010 Census Households	2,984	9,174	17,391
	2000 Census Households	2,546	7,698	14,436
INCOME	2020 Estimated Average Household Income	\$67,048	\$88,520	\$96,037
	2020 Estimated Median Household Income	\$57,453	\$79,530	\$83,647
	2020 Estimated Per Capita Income	\$38,182	\$39,682	\$41,281
EDUCATION	2020 Estimated Some College	24.1%	17.3%	16.0%
	2020 Estimated Associates Degree Only	13.0%	12.2%	12.0%
	2020 Estimated Bachelors Degree Only	19.6%	24.0%	25.0%
	2020 Estimated Graduate Degree	18.3%	21.7%	22.6%
	2020 Estimated College Educated	74.9%	75.2%	75.6%
BUSINESS	2020 Estimated Total Businesses	305	922	1,578
	2020 Estimated Total Employees	4,364	11,546	17,731
	2020 Estimated Employee Population per Business	14.3	12.5	11.2
	2020 Estimated Residential Population per Business	18.5	26.7	29.4



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		5 MIN	10 MIN	15 MIN
POPULATION	2020 Estimated Population	22,279	67,437	208,822
	2025 Projected Population	22,031	66,658	209,944
	2010 Census Population	19,730	63,642	209,271
	2000 Census Population	17,542	56,476	207,363
	2020 Median Age	43.6	43.5	39.7
HOUSEHOLDS	2020 Estimated Households	10,129	29,074	90,753
	2025 Projected Households	10,135	29,062	92,011
	2010 Census Households	8,458	25,906	85,692
	2000 Census Households	7,188	22,116	82,276
INCOME	2020 Estimated Average Household Income	\$85,810	\$94,126	\$77,347
	2020 Estimated Median Household Income	\$77,978	\$81,583	\$63,180
	2020 Estimated Per Capita Income	\$39,055	\$40,637	\$33,708
EDUCATION	2020 Estimated Some College	18.0%	16.2%	16.7%
	2020 Estimated Associates Degree Only	11.7%	12.0%	11.5%
	2020 Estimated Bachelors Degree Only	23.5%	24.8%	20.2%
	2020 Estimated Graduate Degree	21.7%	20.6%	16.0%
	2020 Estimated College Educated	74.8%	73.6%	64.4%
BUSINESS	2020 Estimated Total Businesses	899	2,344	7,422
	2020 Estimated Total Employees	11,193	24,668	85,966
	2020 Estimated Employee Population per Business	12.5	10.5	11.6
	2020 Estimated Residential Population per Business	24.8	28.8	28.1



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