

ELM RIDGE SHOPPING CENTER

500 Elmridge Center Dr
Rochester, NY 14626



ELM RIDGE CENTER
443,146 SF GLA
BIG BOX • INLINE • ENDCAP



PROPERTY DESCRIPTION

Under new ownership by a local developer with deep, long-running ties to the community, this plaza has received substantial upgrades and improvements to the property and available spaces. There are several small footprint end cap and inline spaces available for lease, as well as an 84,000-square-foot 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 it perfect for 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 endcap and inline spaces in the plaza are ideal for local businesses and national tenants. New anchor tenants include a Light Medical Manufacturing and Sourcing company as well as a national Cheer and Athletic Performance tenant, with several hundred customers visiting the site on a regular basis during evenings and weekends. Recently opened tenants include discount retailers, hair and nail salons, and food and restaurant concepts. Daycare, additional food and restaurant spaces, big box/junior anchor, and professional services are all viable concepts. The landlord is open to all concepts and flexible on terms.

LOCATION DESCRIPTION

Elm Ridge 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 and egress with two signalized intersections, dedicated turning lanes, and multiple access points.

PROPERTY HIGHLIGHTS

- Part of Greece's main retail corridor
- Sub divisible Big Box space with 19' 10" height to underside of deck
- Complete Asphalt replacement
- State of the Art Digital pylon sign
- New EIFS and paint palette
- Sidewalk replacement and repair
- Upgraded Exterior Light Package
- Upgraded Landscaping
- Strong traffic counts
- Two signalized entrances to plaza



Brian Donovan
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LEASE INFORMATION

Lease Type:	NNN; Gross	Lease Term:	Negotiable
Total Space:	1,425 - 41,000 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
370	Available	1,425 SF	NNN	Negotiable	-
360	Available	5,264 SF	Gross	Negotiable	-
310	Available	11,256 SF	Gross	Negotiable	-
280	Available	2,974 SF	Gross	Negotiable	-
270	Available	3,509 SF	Gross	Negotiable	-
500B - Big Box Space	Available	10,000 - 41,000 SF	Gross	Negotiable	19' 10" to underside of deck 150KW (480 volts/3 phase/200 amps) 6" average floor thickness

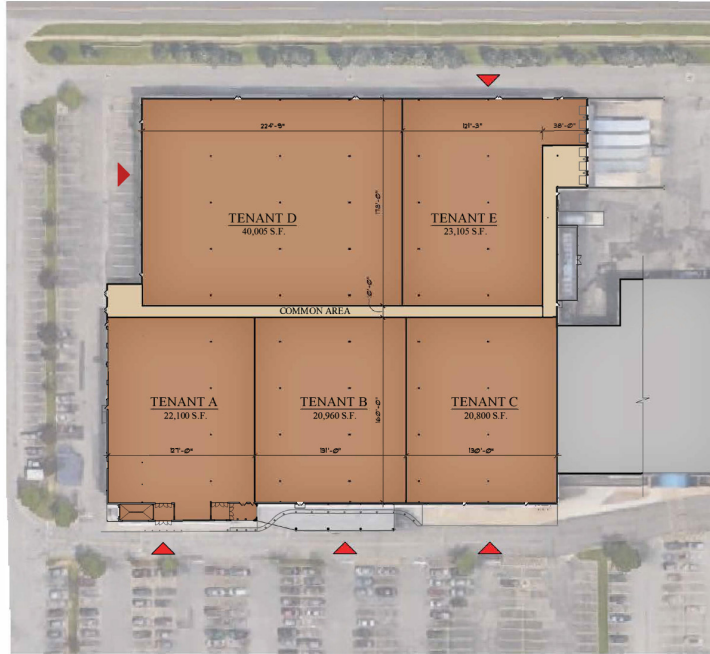


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OCCUPANT AREA CALCULATIONS

TENANT AREA:

-TENANT A:	22,100 S.F.
-TENANT B:	20,960 S.F.
-TENANT C:	20,800 S.F.
-TENANT D:	40,005 S.F.
-TENANT E:	23,105 S.F.

COMMON AREA:

	7,030 S.F.
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TOTAL:

	134,000 S.F.
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LEASE INFORMATION

Lease Type:	NNN; Gross
Total Space:	1,425 - 41,000 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
700-A	Available	22,100 SF	NNN	Negotiable	-
700-B	Available	20,690 SF	NNN	Negotiable	-
700-C	Available	20,800 SF	NNN	Negotiable	-
700-D	Available	40,005 SF	NNN	Negotiable	-
700-E	Available	23,105 SF	NNN	Negotiable	-



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LEASED SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE
600	Cheer Athletics	30,065 SF	NNN
500A - Big Box Space	Aero Trampoline Park	45,000 SF	NNN
450	The Wright Braid & Beauty Studio	946 SF	NNN
460	Pro Nails	560 SF	NNN
440	Sandwich & Pizza Shop	1,947 SF	NNN
420	Mattress By Appointment	1,597 SF	NNN
410	Elite Detailing	2,252 SF	NNN
390	Sonny's Deli, Bar and Grill	4,587 SF	NNN
380	Sonny's Deli, Bar and Grill	1,308 SF	NNN
376	Refresh	1,430 SF	NNN
350	Hempire Smoke Shop	2,261 SF	NNN
340	Empire Beauty School	9,114 SF	NNN
330	Salon Suites	5,504 SF	NNN
300	SuperCuts	1,244 SF	NNN
290	HD Performance	3,120 SF	NNN
250	Treasure Depot	9,947 SF	NNN
240	Buffalo Bleached	2,052 SF	NNN
220	Goods Galore	9,445 SF	NNN
200	Polar Freeze Ice Shop	1,807 SF	NNN
202	Landlord	1,442 SF	NNN



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