

985 RIDGE RD

985 Ridge Rd
Webster, NY 14580



RETAIL PROPERTY FOR LEASE



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PROPERTY DESCRIPTION

Large, freestanding building with a drive-through on a corner lot with multiple curb cuts. The landscaping on this property allows for outstanding visibility from all directions. The building can be subdivided for creditable tenants. This location in Webster's retail corridor provides opportunities for a variety of uses, including restaurants, medical offices, professional office space, and standard retail concepts.

LOCATION DESCRIPTION

This corner lot sits at a signalized intersection in the heart of a growing retail corridor that runs between Ridge Road and NY-104 in Webster. There are multiple national retailers in the 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

- Corner Lot
- Signalized intersection
- Excellent visibility
- Monument signage
- Drive-thru

| SPACES | LEASE RATE | SIZE (SF) |
|--------------------|---------------|-----------|
| Available Building | \$30.00 SF/yr | 14,690 |



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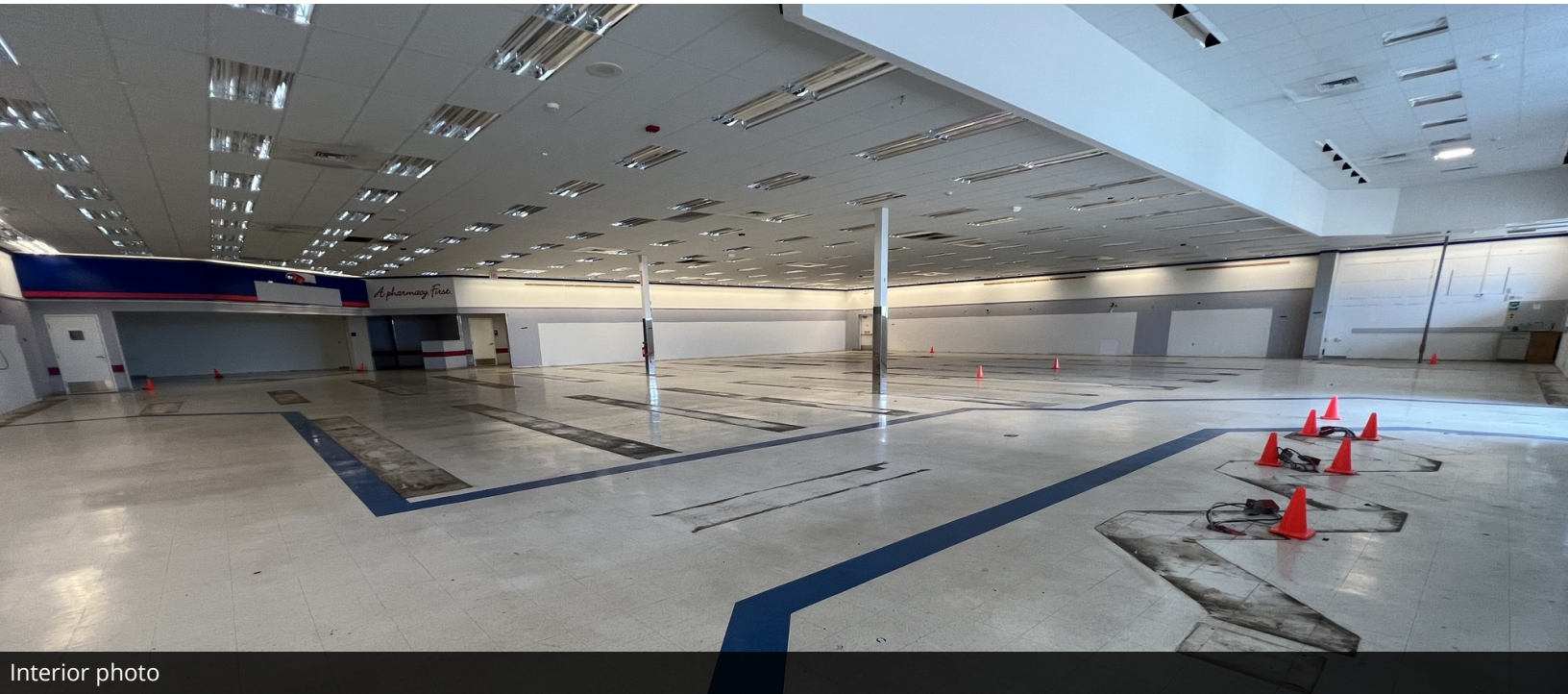


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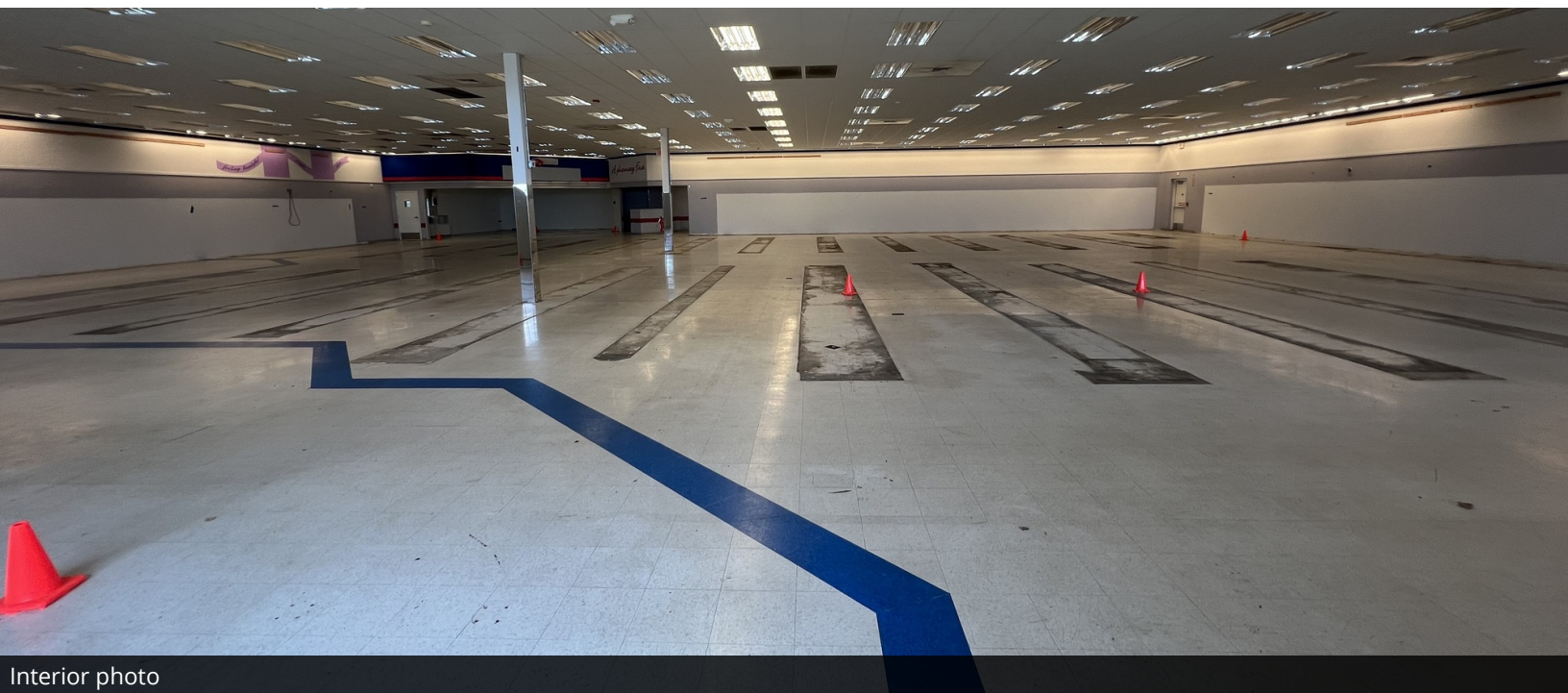


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Interior photo



Interior photo

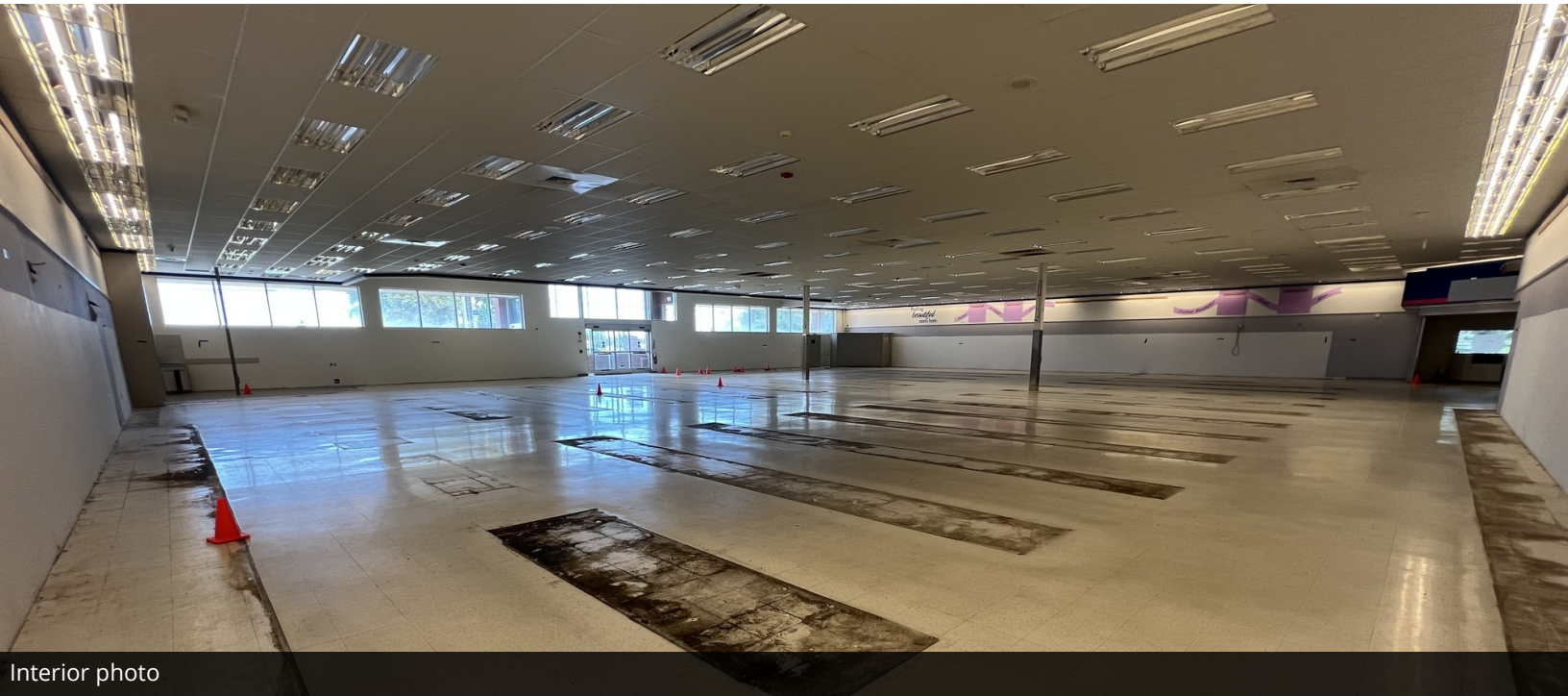


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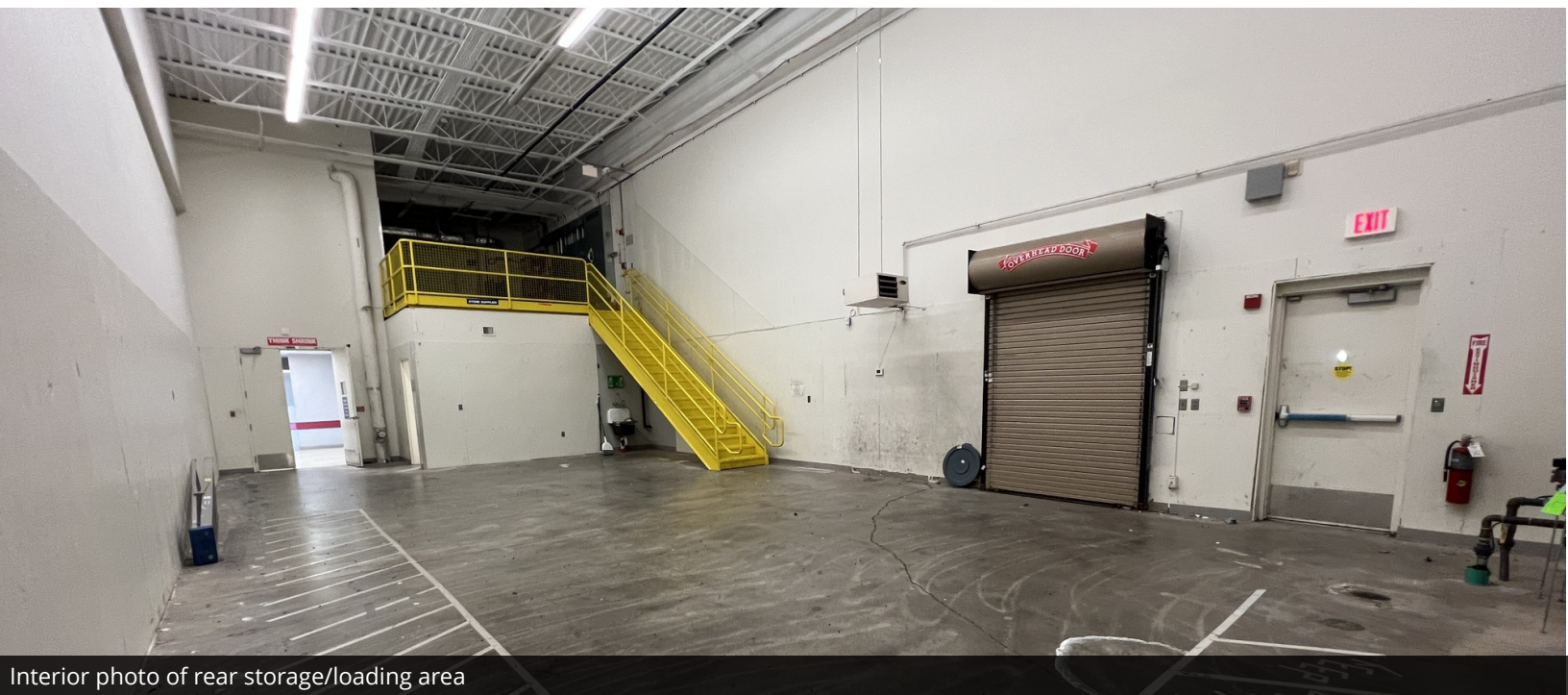


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Interior photo



Interior photo of rear storage/loading area

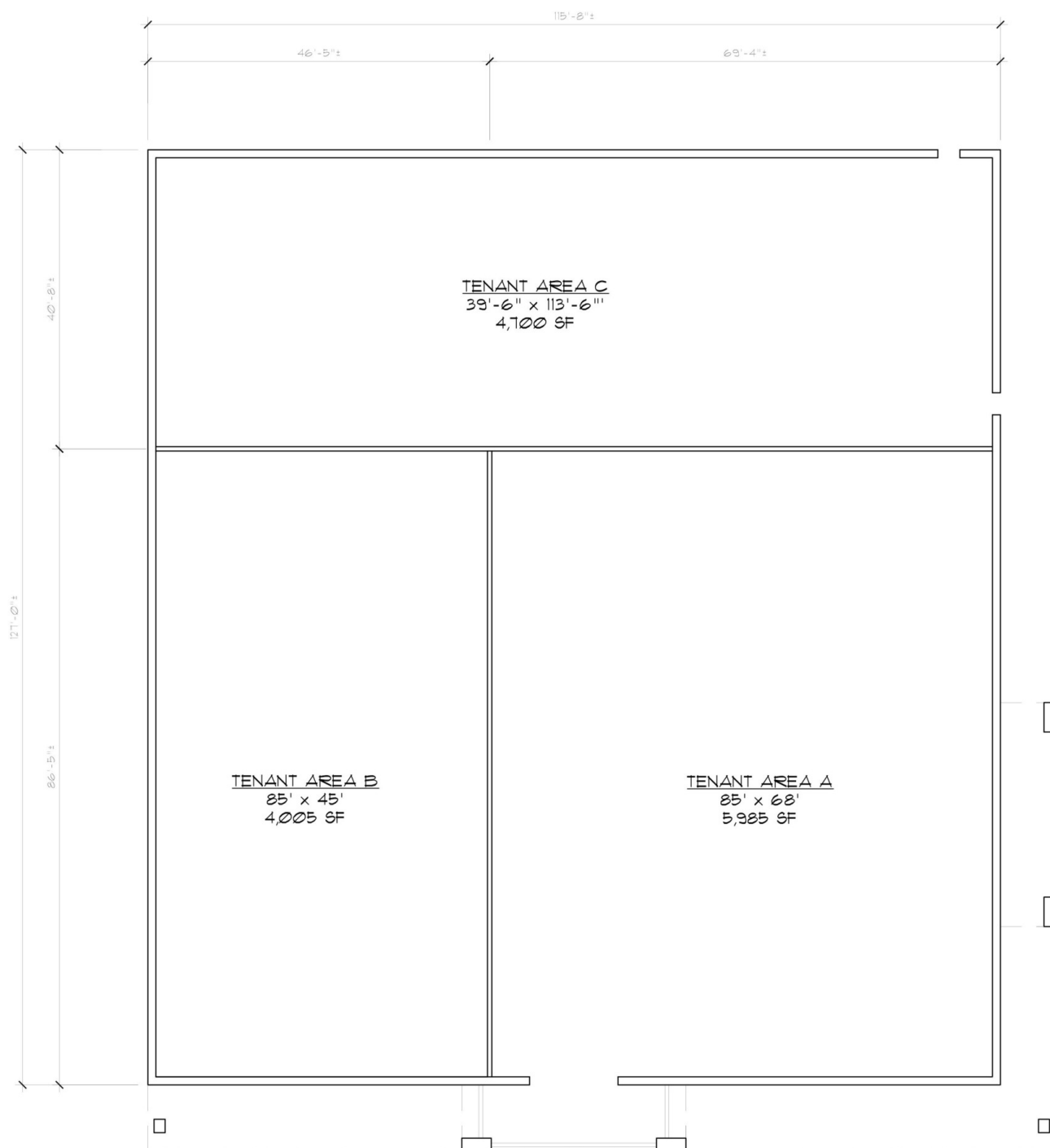


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Concept site plan for a multi-tenant building



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Concept facade updates for a multi-tenant building



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| DEMOGRAPHICS | 1 MI | 2 MI | 3 MI | 10 MIN |
|--|-----------------|-----------------|-----------------|-----------------|
| Population | | | | |
| 2022 Estimated Population | 6,347 | 26,342 | 46,667 | 69,482 |
| 2027 Projected Population | 6,275 | 26,043 | 46,109 | 68,673 |
| 2020 Census Population | 6,167 | 26,624 | 47,125 | 69,993 |
| 2010 Census Population | 5,432 | 22,969 | 42,412 | 64,473 |
| 2022 Median Age | 49.8 | 44.8 | 44.0 | 44.2 |
| Households | | | | |
| 2022 Estimated Households | 3,349 | 11,263 | 19,381 | 28,834 |
| 2027 Projected Households | 3,304 | 11,117 | 19,121 | 28,453 |
| 2020 Census Households | 3,288 | 11,378 | 19,575 | 29,023 |
| 2010 Census Households | 2,922 | 9,616 | 17,048 | 26,014 |
| Race and Ethnicity | | | | |
| 2022 Estimated White | 83.6% | 85.6% | 85.0% | 83.2% |
| 2022 Estimated Black or African American | 4.4% | 3.7% | 4.1% | 5.4% |
| 2022 Estimated Asian or Pacific Islander | 3.7% | 2.9% | 3.0% | 2.9% |
| 2022 Estimated American Indian or Native Alaskan | - | 0.2% | 0.2% | 0.2% |
| 2022 Estimated Other Races | 8.3% | 7.6% | 7.8% | 8.4% |
| 2022 Estimated Hispanic | 6.7% | 5.4% | 5.7% | 6.5% |
| Income | | | | |
| 2022 Estimated Average Household Income | \$71,118 | \$95,644 | \$105,702 | \$101,606 |
| 2022 Estimated Median Household Income | \$59,437 | \$80,157 | \$85,751 | \$84,561 |
| 2022 Estimated Per Capita Income | \$37,722 | \$40,982 | \$43,973 | \$42,257 |
| Education (Age 25+) | | | | |
| 2022 Estimated High School Graduate | 25.4% | 21.8% | 20.1% | 21.3% |
| 2022 Estimated Some College | 21.1% | 17.2% | 16.2% | 16.0% |
| 2022 Estimated Associates Degree Only | 16.3% | 13.2% | 12.9% | 12.8% |
| 2022 Estimated Bachelors Degree Only | 19.6% | 23.6% | 25.9% | 25.5% |
| 2022 Estimated Graduate Degree | 13.2% | 19.0% | 19.7% | 19.0% |
| 2022 Estimated College Educated | 70.2% | 73.0% | 74.7% | 73.3% |
| Business | | | | |
| 2022 Estimated Total Businesses | 255 | 761 | 1,272 | 1,918 |
| 2022 Estimated Total Employees | 4,729 | 9,053 | 13,172 | 25,307 |
| 2022 Estimated Employee Population per Business | 18.5 | 11.9 | 10.4 | 13.2 |
| 2022 Estimated Residential Population per Business | 24.9 | 34.6 | 36.7 | 36.2 |



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