

1065 RIDGE RD

1065 Ridge Rd
Webster, NY 14580



PROPERTY DESCRIPTION

There is a 2,600 SF space available in this newer (built in 2011) construction building. The building co-tenant is a Rochester Regional Health Immediate Care facility. This site shares an access road with a small retail plaza featuring Five Guys, Fairport Bank, Domino's, Great Clips, and a nail salon. All tenant uses are welcome—there are no use restrictions on this site.

LOCATION DESCRIPTION

The available site is located at the signalized intersection of Ridge Road and Webster Commons Blvd, in the town of Webster, NY. 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. The site sits at an entrance to Towne Center, a Target- and Dick's Sporting Goods-anchored shopping center.

PROPERTY HIGHLIGHTS

- NNN Lease (\$8-\$9 CAM)
- High visibility location
- Large number of local and national retailers in trade area

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,600 SF
Building Size:	10,000 SF



Joseph Jacobi Jr.

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460 East Ave, Rochester, NY 14607

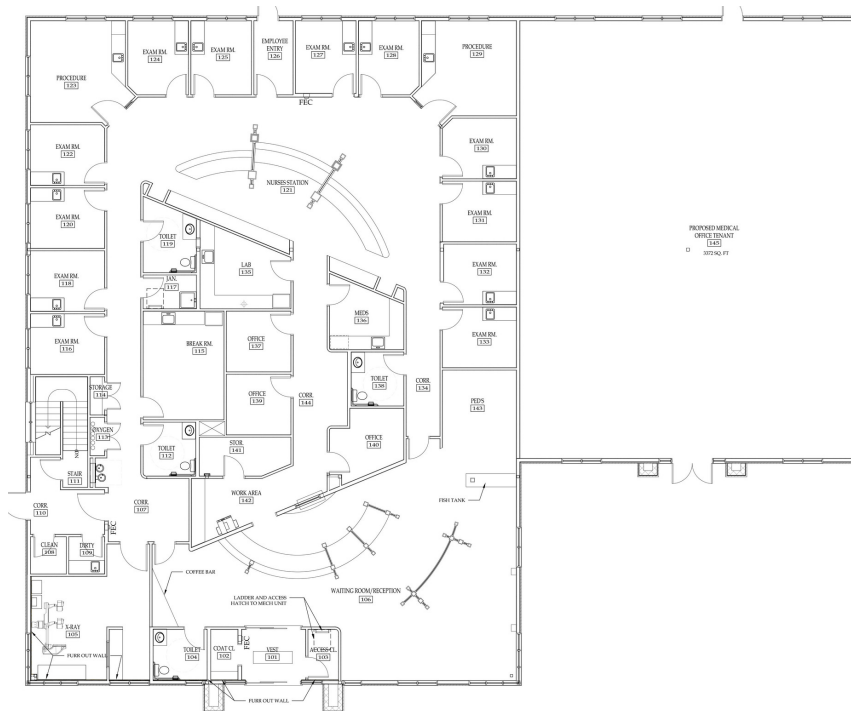
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,600 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Available Space	Available	2,600 SF	NNN	Negotiable	\$8-\$9 CAM



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