

2745 RIDGE ROAD

2745 Ridge Road
Rochester, NY 14626



PROPERTY DESCRIPTION

1,000 SF space in a freestanding building. The co-tenant is a Rochester Regional Health Immediate Care facility. The building is located next to a Wegmans-anchored shopping center with a signalized entrance, and has cross-access. This allows the building to have full access to West Ridge Road.

LOCATION DESCRIPTION

The available building is located along West Ridge Road in the town of Greece, NY, in the northwest side of the Rochester, NY MSA. Just a quarter mile from the intersection of Long Pond Rd and West Ridge Road, this building is ideally placed in the heart of a 2.5 million SF retail corridor—one of the largest in the Rochester MSA. This building has incredibly visibility and steady traffic at all times of day.

Nearby retailers of note include Wegmans, Walmart, Lowe's, Starbucks, At Home, HomeGoods, Target, Best Buy, The Mall at Greece Ridge (1.4mm SF mall), Chick-fil-A, Outback Steakhouse, Five Guys, Esporta Fitness, Five Below, Chipotle, Longhorn Steakhouse, McDonald's, Panera, KFC, Wendy's, Denny's, Taco Bell, and Chili's.

PROPERTY HIGHLIGHTS

- NNN Lease (\$8-\$9 CAM)
- Building renovated in 2010
- Cross-access with neighboring plaza for a signaled entrance
- Good visibility
- High traffic counts

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,000 SF
Building Size:	10,205 SF



Joseph Jacobi Jr.

716.863.7731 | joe@donovanres.com

460 East Ave, Rochester, NY 14607

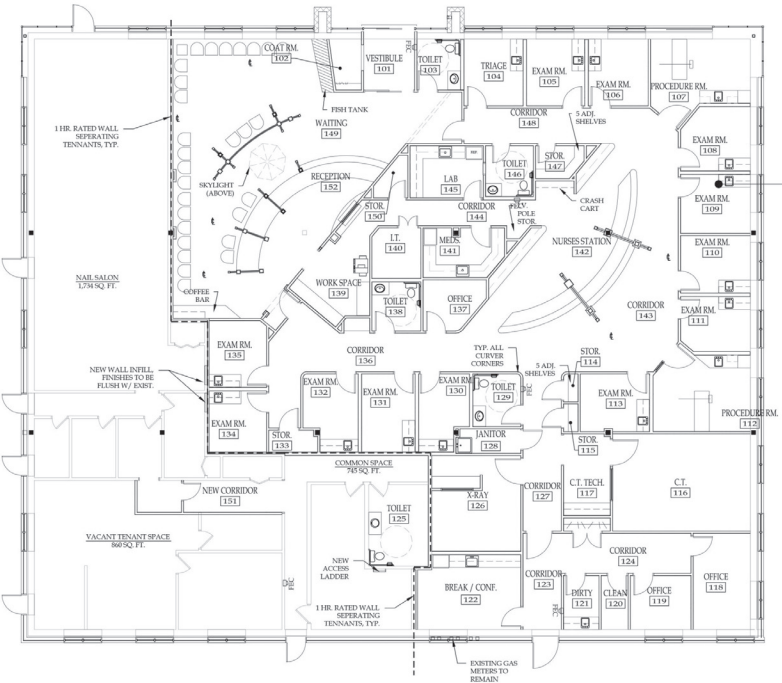
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,000 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Available Space	Available	1,000 SF	NNN	Negotiable	\$8-\$9 CAM



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