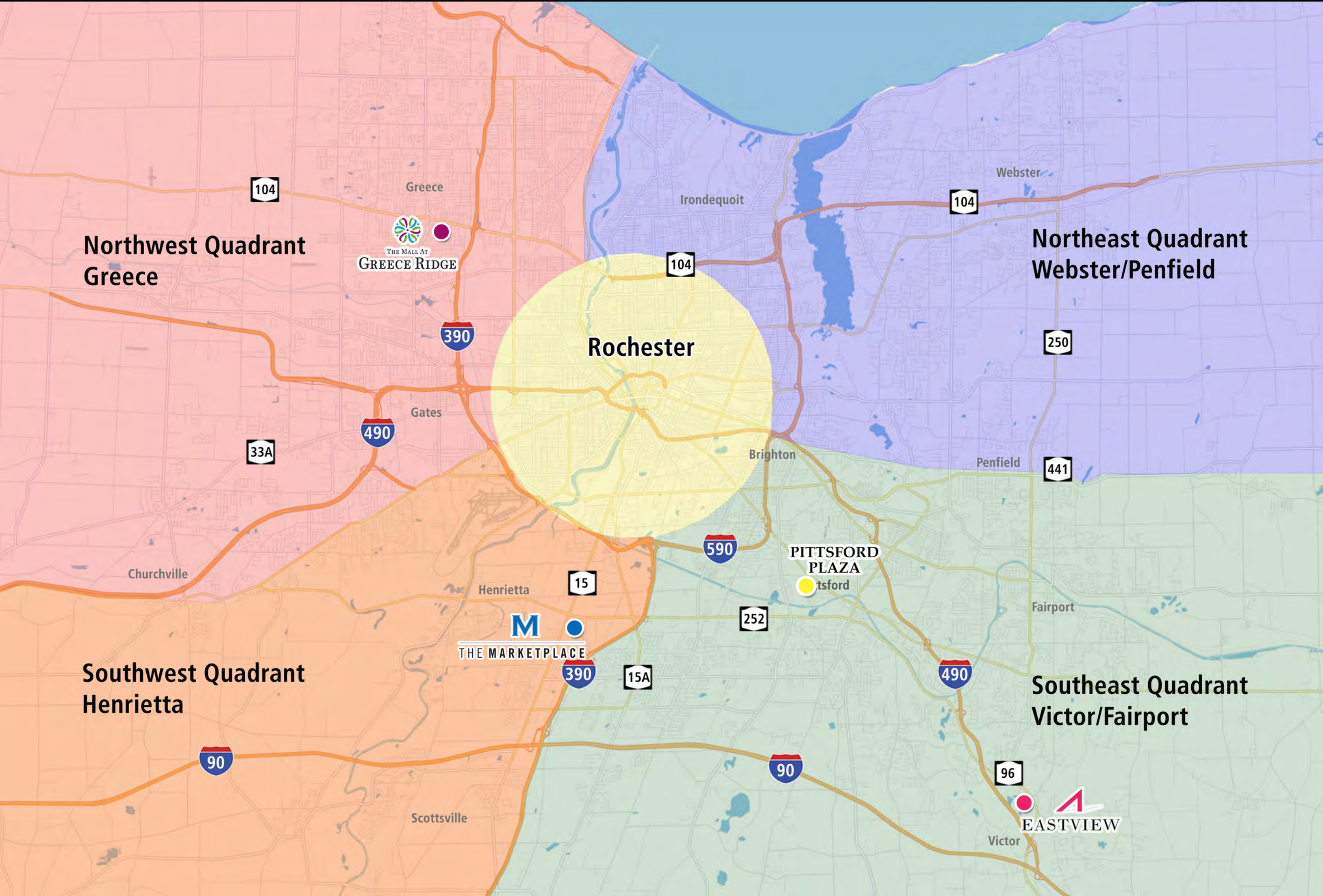




THE MALL AT
GREECE RIDGE



**Northwest Quadrant
Greece**

**Northeast Quadrant
Webster/Penfield**

**Southwest Quadrant
Henrietta**

**Southeast Quadrant
Victor/Fairport**

Rochester

**THE MALL AT
GREECE RIDGE**

**M
THE MARKETPLACE**

**PITTSFORD
PLAZA**

EASTVIEW

250

441

15

252

15A

96

104

104

33A

90

90

390

490

590

490



ROCHESTER, NEW YORK



ROCHESTER NEW YORK

LOW COST OF LIVING

The low cost of living paired with affordable housing and strong employers makes **"Rochester one of the most affordable places to buy a home"** - *Forbes*

Rochester Ranks #9 - Hottest Zip Codes In America

This recent list reflects how **high-income millennials** drive home sales in more suburban locals. (Realtor.com September 2018)

Homes in Rochester are **45% more affordable** than the national average resulting in more discretionary income.



2021 Estimate
Population: 1,084,573
 2019-2024 Growth: 0.4%
Households: 454,044
 2019-2024 HH Growth: 1.1%
Average HH Income: \$79,145
Education:
 Bachelor's degree +: 33.43%
 Master's degree +: 14.66%

HIGH RANKING SCHOOLS

Four Rochester schools earn gold rating in **"Best High School Rankings"** (US News and World Report 2018 awarded to top 500 schools in the country)

Kiplinger names Rochester as one of the **"5 Best Cities to Raise a Family"**



TOURISM

- 3.3 million visitors to Monroe & Ontario Counties
- \$800 million+ in direct spending*
- 20% of expenditures is on shopping
- Overall impact: \$1.3 billion+

- 60 public golf courses
- 5 professional sports teams
- 12,000+ acres of parkland
- 140 festivals & major events
- Over 90 family friendly attractions
- Dozens of museums and historic sites
- Over 100 wineries, breweries & distilleries

* Includes lodging, food and beverage, ground transportation, retail, entertainment and misc. expenditures by overnight and day visitors to Monroe County.
 ** Figures are estimates aggregated from all inbound travel market segments including corporate/commercial, meetings and conventions, hosted sporting events, visiting friends and relatives, leisure group and leisure travelers.

SOURCES: Finger Lakes Visitors Connection, Finger Lakes Tourism Alliance, and Visit Rochester with data supplied by Smith Travel Research, Destination Marketing Association International, Oxford Economics, and I Love NY Tourism Economics.

INNOVATION HUB

Research, Science and Optics

Rochester is home to over 150 leading businesses focused on optics, photonics, and imaging. Approximately 17,000 people are employed in Rochester in the optics industry. 60% of all optics degrees conferred in the U.S. are from right here in Rochester.

Ranked 13th among metropolitan regions for the number of patents issued per million residents. Comparable to San Francisco, Boston, Austin, Seattle, San Diego, Portland, and Minneapolis. (source: Brookings 2013 report "Patenting Prosperity")

Rochester ranked 18th among "The World's Leading Science Cities." (Scientific Reports)



ECONOMY & THE FUTURE

Rochester, N.Y.'s economy is one of the **"Top 20 Strongest Performing Metro Areas in the country."** (Brookings Institution)

The Rochester region is among the top 25 major metro exporting regions in the U.S.

(Based on per capita basis. Source: Rochester Democrat and Chronicle)

Rochester is home to 16 of the fastest growing private companies in Upstate New York

(Source: Inc.'s 2017 list of 5,000 fastest growing private companies in America)

NEARLY 1 IN 4 RESIDENTS IS A MILLENNIAL

"A new wave of people in their 20's and 30's are re-choosing Rochester... They're bringing with them a generation's signature brand of teamwork, tech savviness and impatience to revitalize the city they now want to call home.

(The Rochester Magazine 2016)



Town of Greece

In 2013, the former Bon-Ton department store was repurposed with four new restaurants, three retail stores and a new mall entrance leading to a renovated common area with soft seating and a play area.



Community Centered...

Greece is the **largest suburb** in Rochester, NY with nearly 100,000 residents. It is home to the **largest suburban school district** in the market with more than 10,000 students.



Yet, it remains a **small town at heart** with a community focus. The Mall at Greece Ridge is the center where residents gather for events and to hold meetings for youth groups and senior citizens in the food court. The mall opens at 7:00am for the large crowd of mall walkers who come to both exercise and socialize.



Greece is easily accessible to surrounding suburbs and the City of Rochester, making it **the most diverse suburb**.

Lake Ontario
Manitou Beach Road
Greece, NY



Greece, NY borders Lake Ontario, Rochester's top attraction for both visitors and locals alike. Hundreds flock to the lake to partake in water sports, boating, sailing and to enjoy the sandy white beaches. Braddock Bay, home to many endangered rare birds is a source of pride for Greece residents. Greece is the closest business district to Lake Ontario for major grocery stores, national retailers and entertainment.



Lake Ontario
Braddock Bay
Greece, NY

The Mall at Greece Ridge

Located on Ridge Road West (Route 104) the mall is situated directly on the main thoroughfare to the City of Rochester, Lake Ontario and Interstate 390.



Ridge Road West is not only a popular route for locals but also visitors from Canada and those en route to Lake Ontario.



Located at the corner of two major intersections (Long Pond and Ridge Road West), the mall is a convenient destination for a quick trip.

Quick Facts

1.6 million square feet

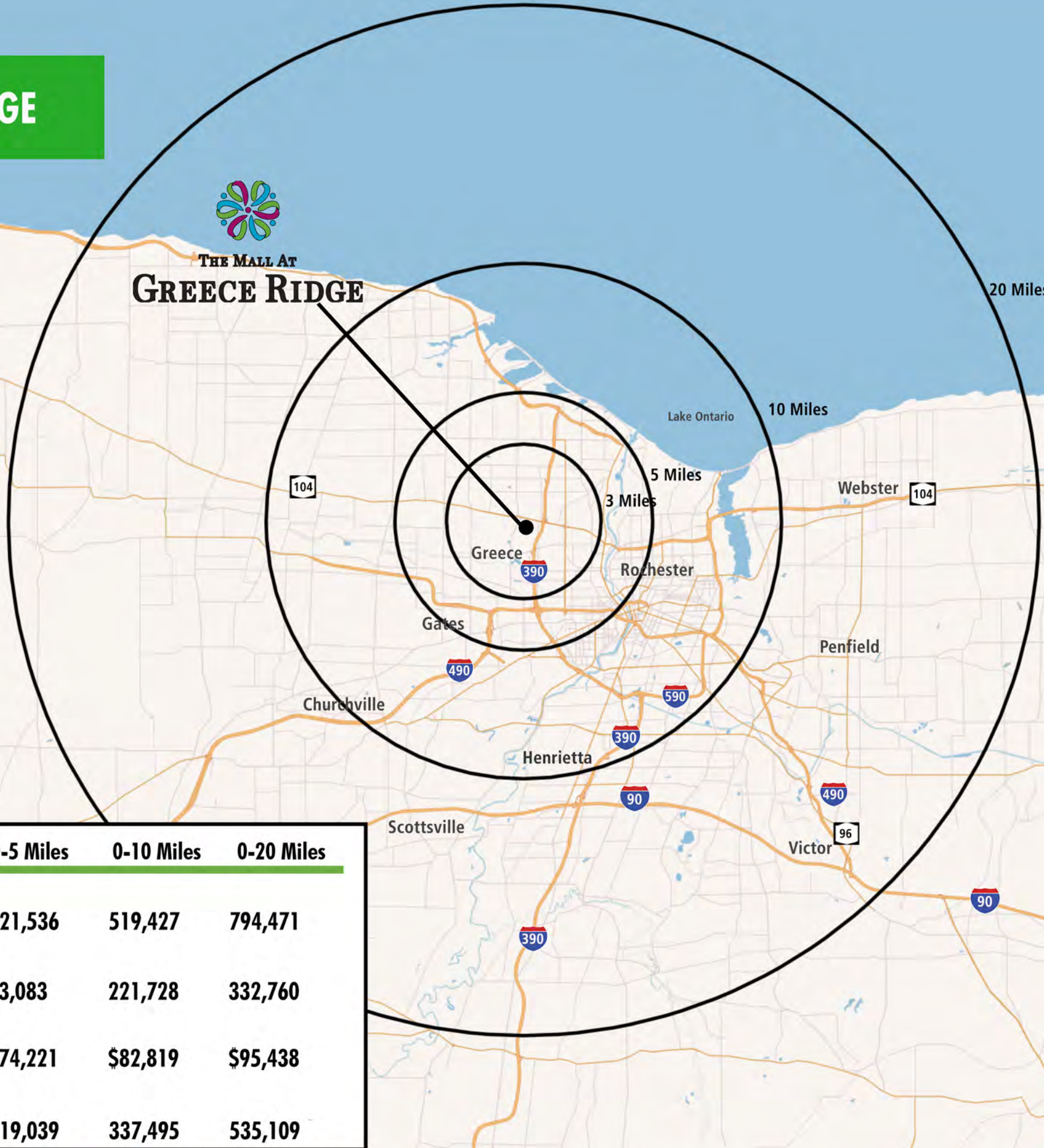
140+ tenants

Noteworthy:

- | | |
|----------------------------|----------------|
| JC Penney | American Eagle |
| Barnes & Noble | Ulta |
| Dick's Sporting Goods | Marshall's |
| Express Factory | Macy's |
| BTB Bar & Grill | Old Navy |
| Shoe Dept by Encore | Red Robin |
| Zumiez | LOFT |
| Michaels Arts & Crafts | JD Sports |
| Wingstop | Journey's |
| Pink by Victoria's Secret | Foot Locker |
| Apple Cinema (coming soon) | |



THE MALL AT GREECE RIDGE



Mall at Greece Ridge	0-3 Miles	0-5 Miles	0-10 Miles	0-20 Miles
Population				
2023 Estimate	79,807	221,536	519,427	794,471
Households				
2023 Estimate	34,823	93,083	221,728	332,760
2023 Average Household Income				
	\$80,660	\$74,221	\$82,819	\$95,438
Daytime Workforce				
2023 Estimate	48,171	119,039	337,495	535,109



THE MALL AT GREECE RIDGE

The Mall at Greece Ridge

Trade Area from Vehicle Survey

Population

2023 Population

460,652

Households

2023 Households

188,879

2023 Average Household Income

\$83,917

Daytime Workforce

2023 Estimate

188,879



Walmart
TACO BELL
chili's
REFRESH
paneffort
BERT'S
NOVA
SUPERCUTS
Atlas Gym & Batting Cages
Bozza's
Cotoletta
THE SALVATION ARMY

LOWE'S
OLIE'S
Chuck E. Cheese
JOANN
VCF
VALUE CITY FURNITURE
PET SMART
DOLLAR TREE
Texas Outlaw
BBQ Potato Shack

Great Clips
ME Massage Envy
edible arrangements
Wegmans
at home
BEST BUY
five BELOW
PLATO'S CLOSET
Citizens Bank
HomeGoods
SALLY BEAUTY
TEXAS
Pet World

HOBBY LOBBY
PET SUPPLIES PLUS
ZOOM TAN
OUTBACK STEAKHOUSE
FIVE GUYS
BURGERS and FRIES

BUFFALO WILD WINGS
WNY DENTAL
Painting with Twist
H&R BLOCK
DOLLAR TREE
ROCCITY furniture
Davinci
Advance Auto Parts

Ridgemont Country Club

The Mall at Greece Ridge
100+ retail shops, restaurants & entertainment

DICK'S SPORTING GOODS
VICTORIA'S SECRET
OLD NAVY
Red Robin
GameStop
BARNES & NOBLE
TARGET
ZALES THE DIAMOND STORE
Marshalls
AMERICAN EAGLE OUTFITTERS
JCPenney EXPRESS
FYE
macy's
ULTA BEAUTY
Lids
MICHAEL'S
JD
Foot Locker
Trichi

Ridge Road W 34,526 ADT

Ridge Road W 44,426 ADT

Ridge Road W 39,275 ADT

Long Pond Road 25,052 ADT

Ridgeway Ave 20,744 ADT

Ridgeway Ave 19,562 ADT

Ridge Road W 21,561 ADT

Elmgrove Road 13,347 ADT

I-390 47,765 ADT

I-390

I-390 87,269 ADT

Mt. Read Boulevard 16,003 ADT

Mt. Read Boulevard 19,227 ADT

KOHL'S

McDonald's

AVID

Blue Ridge Grill

Wendy's

KFC

Denny's

Jordan Marsh

Omiles

UBREAKIFIX

Koss

Subway

FERGUSON

Sleep City

Starbucks

Kid & Kid

Wegmans

MEN'S WEARHOUSE

Chick-fil-A

Tim Hortons

verizon

Sylvan

Starbucks

RED LOBSTER

STAPLES

Home Depot

AspenDental
LONGHORN STEAKHOUSE
LA FITNESS

Olive Garden
Applebee's
Silo Brunch Bar

DUNKIN' DONUTS

Starbucks

BURGER KING

DiBella's Subs

Tim Hortons

THE MALL AT GREECE RIDGE

Office Parks located within 2 miles

Total:

- 261,626 sq. ft. office
- 300 acres office (former Kodak)
- 2.5M sq. ft industrial (Kodak)
- Unity Hospital

3199 Ridge Rd. Offices

Medical Offices
10,800 sq. ft.

2250 Ridge Rd W Offices

48,450 sq. ft.

Medical Offices

11,248 sq. ft.

550 Latona Rd. Offices

Professional & Medical Offices
9,504 sq. ft.

Eastman Business Park

35 companies,
many technology focused
300 acres leasable

Eastman Kodak Company

2.5M sq. ft.
1,200 acres

Unity Hospital

3,506 FT employees
1,544 PT employees

Erie Canal Office Park

Medical Offices 10,000 sq. ft.

Ridgeway Drive Offices

(Part of S. Pointe)

33,000 sq. ft. Medical offices

Canal Landing

Professional & Medical Offices
93,124 sq. ft.

Canal Ponds Business Park

15,500 sq. ft.

S. Pointe Landing

Medical Offices
30,000 sq. ft.

Workforce Population

3 Miles:	48,171
5 Miles:	119,039
10 Miles:	337,495
20 Miles:	535,109

THE MALL AT
GREECE RIDGE

Town of Greece

Greece Central
Schools

390

I-390 (47,765 ADT)

104

Ridge Road W (44,426 ADT)

104

Latona Road
(9,865 ADT)

Long Pond Road
(25,052 ADT)

390

Mt. Read Blvd. (19,277 ADT)

THE MALL AT GREECE RIDGE

Over 70K
Cars Per Day

Long Pond Road

West Ridge Road

Carter Park

BARNES & NOBLE

DICK'S SPORTING GOODS

macy's HOME

OLD NAVY

macy's

petco

CORE LIFE EATERY

McDonald's

TARGET

jcpenny

ULTA

Marshalls

Michaels

Panera BREAD

Holmes Road Elementary School

COMING SOON
apple cinemas

DMV

Burlington

BTB

Red Robin GOURMET BURGERS AND BEERS COMING SOON

tropical CAFE SMOOTHIE

Taichi KOREAN BBQ STEAKHOUSE

KING CRAB

WING-STOP



STATISTICS

Department Stores

Macy's	115,669 SF
Regal Cinemas	60,265 SF
JCPenney	160,292 SF
Sears	128,513 SF
1st Floor - Burlington Coat Factory	71,484 SF
2nd Floor	75,365 SF
Target	124,500 SF
Total	736,088 SF

Major Tenants (Greater than 20,000sf)

Michaels	26,535 SF
World Gym	26,794 SF
Marshalls	32,074 SF
Macy's Home	41,976 SF
Dick's	57,600 SF
Barnes & Noble	22,443 SF
Bed Bath & Beyond	34,850 SF
E1	34,112 SF
Total	276,384 SF

Small Shop Retail 406,809 SF

TOTAL G.L.A. 1,419,281 SF

Non-Retail Mall Area 224,209 SF

Total Project Building Area 1,643,490 SF



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 Commercial Real Estate
 Development & Management



**GREECERIDGE CENTER
 GREECE, NEW YORK
 REDEVELOPMENT SITE PLAN**



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THE MALL AT GREECE RIDGE - ROCHESTER, NEW YORK

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