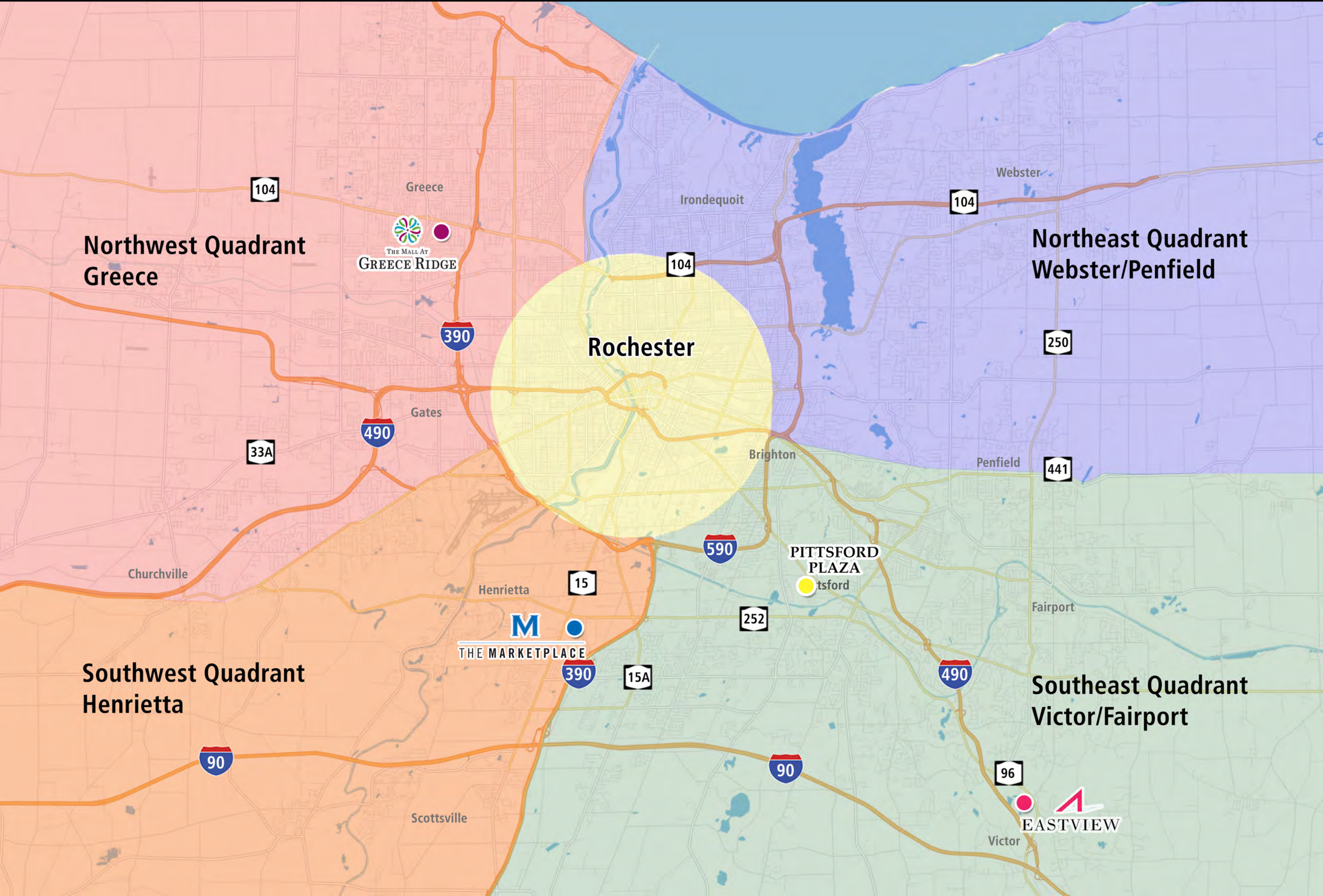




THE MALL AT  
**GREECE RIDGE**





**Northwest Quadrant  
Greece**

**Northeast Quadrant  
Webster/Penfield**

**Southwest Quadrant  
Henrietta**

**Southeast Quadrant  
Victor/Fairport**

**Rochester**

  
THE MALL AT  
GREECE RIDGE

  
THE MARKETPLACE

**PITTSFORD  
PLAZA**  
 Pittsford

  
EASTVIEW

104

104

104

250

33A

490

390

441

590

15

252

390

15A

490

90

90

96

Greece

Irondequoit

Webster

Gates

Brighton

Penfield

Churchville

Henrietta

Fairport

Scottsville

Victor





# 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 13<sup>th</sup> 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 18<sup>th</sup> 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 MILLENIAL

"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

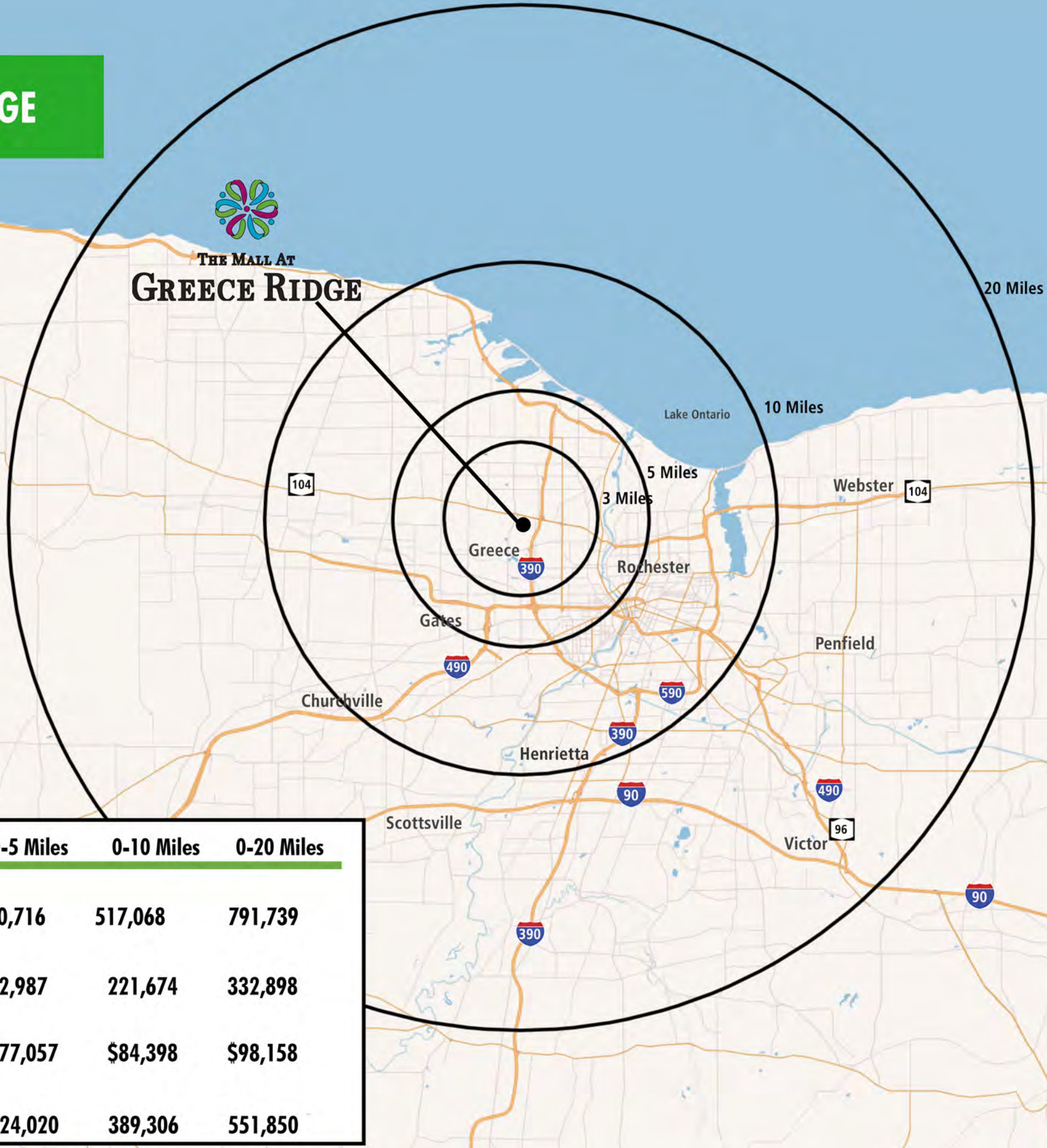
Noteworthy:

- |                            |                |
|----------------------------|----------------|
| 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 |
|--------------------------------------|-----------|-----------|------------|------------|
| <b>Population</b>                    |           |           |            |            |
| 2024 Estimate                        | 79,414    | 220,716   | 517,068    | 791,739    |
| <b>Households</b>                    |           |           |            |            |
| 2024 Estimate                        | 34,758    | 92,987    | 221,674    | 332,898    |
| <b>2024 Average Household Income</b> |           |           |            |            |
|                                      | \$83,609  | \$77,057  | \$84,398   | \$98,158   |
| <b>Daytime Workforce</b>             |           |           |            |            |
| 2024 Estimate                        | 49,615    | 124,020   | 389,306    | 551,850    |





# THE MALL AT GREECE RIDGE

## The Mall at Greece Ridge

## Trade Area from Vehicle Survey

### Population

2024 Population

459,976

### Households

2024 Households

188,694

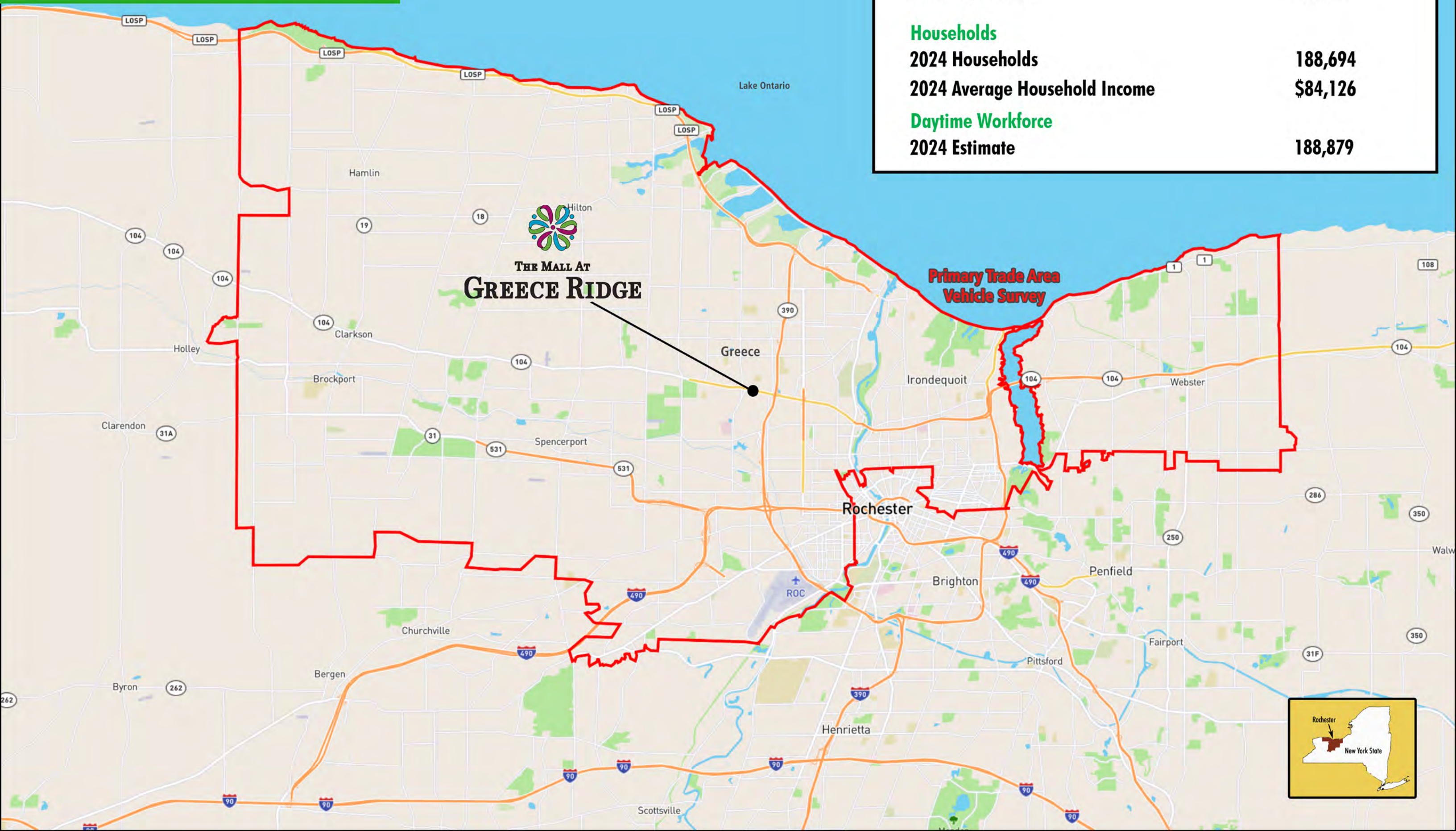
2024 Average Household Income

\$84,126

### Daytime Workforce

2024 Estimate

188,879



Hilton  
**THE MALL AT  
GREECE RIDGE**

**Primary Trade Area  
Vehicle Survey**





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  
Pet World  
SALLY BEAUTY

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

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

Ridgemont Country Club

Ridge Road W 34,526 ADT

Ridge Road W 44,426 ADT

Ridge Road W 39,275 ADT

Elmgrove Road 13,347 ADT

Long Pond Road 25,052 ADT

390

390

I-390 47,765 ADT

Mt. Read Boulevard 16,003 ADT

Mt. Read Boulevard 19,227 ADT

Ridgeway Ave 19,562 ADT

Ridgeway Ave 20,744 ADT

I-390 87,269 ADT

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

DICK'S SPORTING GOODS  
VICTORIA'S SECRET  
OLD NAVY  
Red Robin  
GameStop  
BARNES & NOBLE  
apple cinemas  
Bath & Body Works  
KAY JEWELERS  
THE CHILDREN'S PLACE

TARGET  
ZALES THE DIAMOND STORE  
Marshall's  
AMERICAN EAGLE OUTFITTERS  
JCPenney  
EXPRESS FACTORY  
FYE  
ARDENE  
Burlington  
rue21  
PINK  
zumiez

MACY'S  
ULTA BEAUTY  
Lids  
MICHAEL'S  
JD  
Foot Locker  
tropical CAFE  
GNC LIVE WELL  
CHAMPS SPORTS  
HOT TOPIC  
Wetzel's Pretzels  
WING STOP  
LOFT  
DTLR

SHOE DEPT. ENCORE  
SPENCERS  
LANE BRYANT

DUNKIN' DONUTS  
Starbucks  
Tim Hortons  
Burger King  
DiBella's Subs

AspenDental  
LONGHORN STEAKHOUSE  
LA FITNESS

Olive Garden  
Applebee's  
Silo Brunch Bar

STAPLES  
HOME DEPOT  
RED LOBSTER

Wendy's  
KFC  
Denny's  
SUBWAY  
Krispy Kreme  
MENS WEARHOUSE  
Chick-fil-A  
Tim Hortons

UBREAKIFIX  
Koss  
Mens Warehouse  
Ferguson  
Sleep City  
METROMATTRESS  
LUMOS  
MESSNER FLOORING  
AAA

Starbucks  
Kid & Kid  
MARGARITAS  
Party City  
CORE LIFE FITNESS

verizon  
STAPLES  
HOME DEPOT  
RED LOBSTER

Buffalo Wild Wings  
WNY Dental  
Painting with a Twist  
H&R Block  
Dollar Tree  
Roccity Furniture  
Advance Auto Parts

KOHL'S

Ridge Road W 21,561 ADT

McDonald's

AVID Indoor Golf

Blue Ridge Grill

Wendy's

KFC

Denny's

Wendy's

KFC

Denny's

UBREAKIFIX

Koss

MENS WEARHOUSE

Chick-fil-A

Tim Hortons

verizon

STAPLES

HOME DEPOT

RED LOBSTER

AspenDental  
LONGHORN STEAKHOUSE  
LA FITNESS

Olive Garden  
Applebee's  
Silo Brunch Bar

STAPLES  
HOME DEPOT  
RED LOBSTER

DUNKIN' DONUTS  
Starbucks  
Tim Hortons  
Burger King  
DiBella's Subs



# 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



I-390 (47,765 ADT)



Ridge Road W (44,426 ADT)



Latona Road  
(9,865 ADT)

Long Pond Road  
(25,052 ADT)



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        |
| <b>Total</b>                        | <b>736,088 SF</b> |

**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         |
| <b>Total</b>      | <b>276,384 SF</b> |

**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**



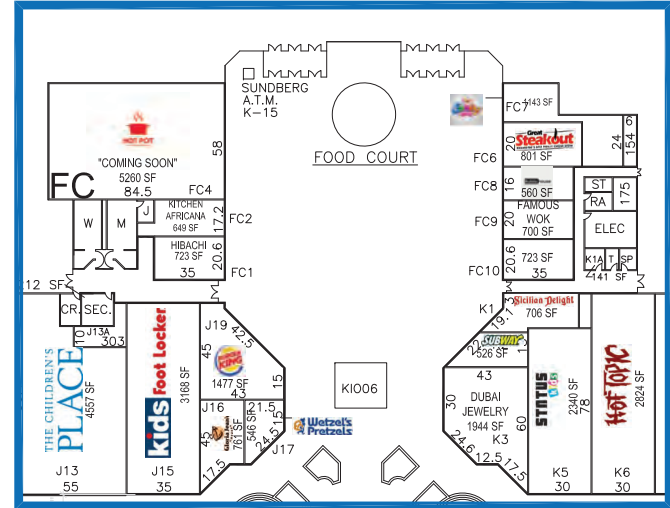
LANDLORD NEITHER REPRESENTS NOR WARRANTS THAT THE TENANTS NAMED IN THE SHOPPING CENTER LISTED AS SHOWN ON THE PLAN OR OTHERWISE, SQUARE FOOTAGE SHOWN ON THIS PLAN WILL BE LEASE DOCUMENT.

Wilmore Management Group, LLC  
 1285 Scottsville Road  
 Rochester, New York 14624  
 Telephone: (585) 164-9400  
 Commercial Real Estate  
 Development & Management



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





LANDSCAPE ARCHITECTURE, INC. HAS PREPARED THIS PLAN FOR THE CLIENT'S USE ONLY. THE CLIENT HAS REPRESENTED THAT THE TENANTS NAMED ON THIS PLAN WILL OCCUPY SPACE IN THE SHOPPING CENTER EITHER AS SHOWN OR AS A RESULT OF A FUTURE LEASE AGREEMENT. FOOTAGE SHOWN ON THIS PLAN WILL BE VERIFIED PURSUANT TO A DEFINITIVE LEASE DOCUMENT.

THE MALL AT GREECE RIDGE - ROCHESTER, NEW YORK

LEASE PLAN