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SKYVIEW ON THE RIDGE

IRONDEQUOIT, NEW YORK

IRONDEQUOIT



THE
DARTMOUTH
COMPANY
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SIZE

25,000 SF of strip center retail + pad sites
within 700,000 SF mixed use redevelopment

FACTS

- Redevelopment of former two level regional mall property to include 600,000 sf of office space, a community center, retail, and senior living
- 62.28 acre property with multiple access points off Route 104 and East Ridge Road
- Accessible to Irondequoit Bay, Lake Ontario, Rochester General Hospital campuses and regional retailers
- Retail strip and pad sites available facing East Ridge Road
- Pad opportunities facing Route 104

PROPERTY OVERVIEW



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Daytime Population	19,555	56,421	172,198
Population	14,561	120,216	290,580
Median HH Income	\$44,020	\$44,961	\$49,015

PROPOSED DEVELOPMENT



NEARBY RETAILERS

LA Fitness, Chipotle, Starbucks, Sonic, Planet Fitness, Tops Supermarket, Taco Bell, Regal Cinemas, Wegmans, Marshalls, Rochester General Hospital, Walmart, The Home Depot, East Ridge Junior / Senior High School.

NOW LEASING FOR
Q4 2018 DELIVERY



PROPERTY AERIAL

LEGEND

-  EGRESS
-  ACCESS



EAST RIDGE RD

104

63,633 ADT¹⁵

104

OVERVIEW AERIAL



EAST RIDGE JUNIOR / SENIOR HIGH SCHOOL
1,345 STUDENTS

IRONDEQUOIT BAY

PETCO
REGAL CINEMAS

104

LA FITNESS

TARGET

ROCHESTER GENERAL REIDMAN CAMPUS
1,600 EMPLOYEES

GOODMAN

ST ANNE'S COMMUNITY
1,100 EMPLOYEES

BISHOP KEARNEY HIGH SCHOOL
860 STUDENTS

STAPLES

PORTLAND

ROCHESTER GENERAL HOSPITAL
4,000 EMPLOYEES

HOME DEPOT

63,633 ADT '15

TOPS
GAS

104

Tanom

DAVITA
STRONG MEMORIAL

SONIC

15,955 ADT '15

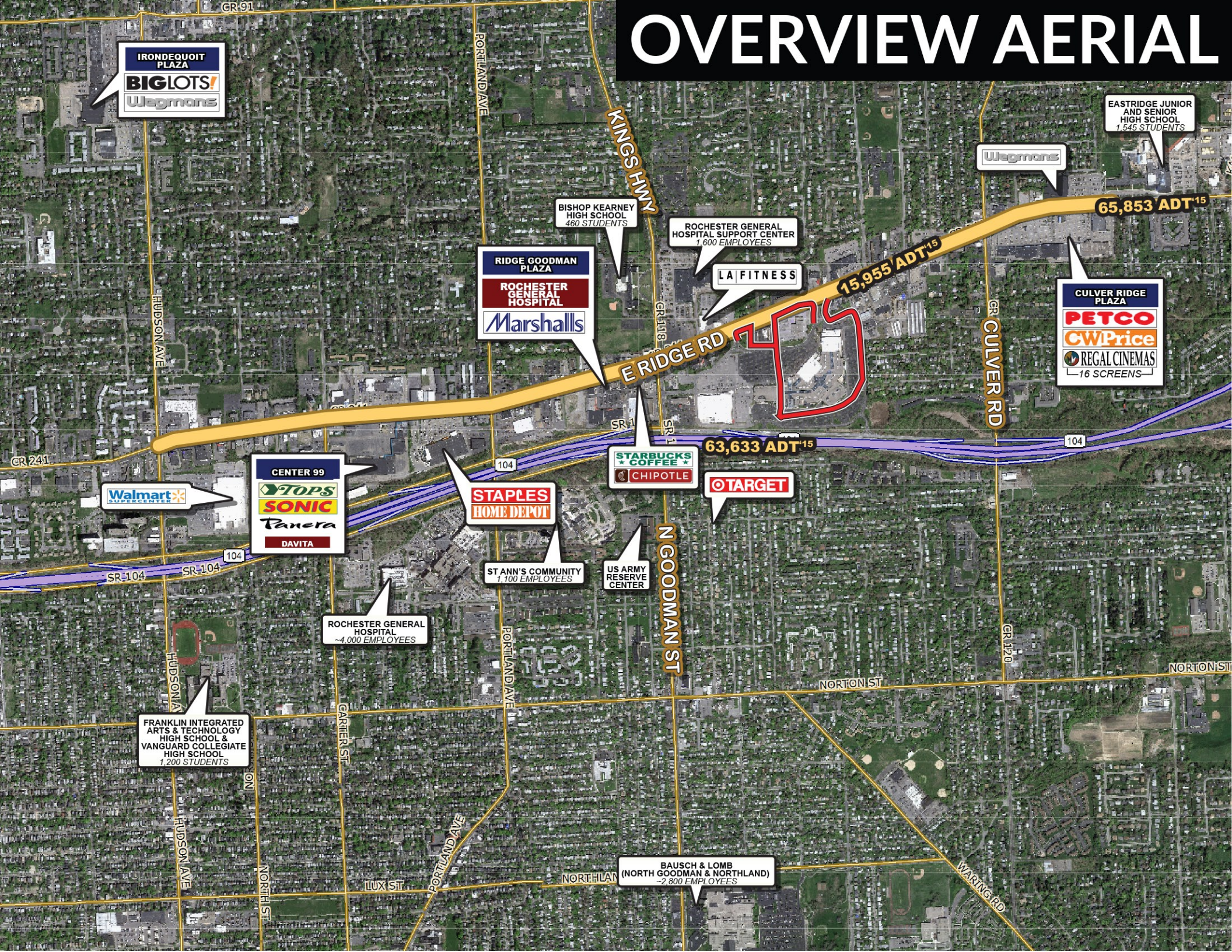
9,221 ADT

CARTER STREET

EAST RIDGE ROAD

104

OVERVIEW AERIAL



IRONDEQUOIT PLAZA
BIGLOTS!
Wagmans

EASTRIDGE JUNIOR AND SENIOR HIGH SCHOOL
1,545 STUDENTS

BISHOP KEARNEY HIGH SCHOOL
480 STUDENTS

ROCHESTER GENERAL HOSPITAL SUPPORT CENTER
1,800 EMPLOYEES

RIDGE GOODMAN PLAZA
ROCHESTER GENERAL HOSPITAL
Marshalls

LA FITNESS

CULVER RIDGE PLAZA
PETCO
CWPrice
REGAL CINEMAS
16 SCREENS

15,955 ADT¹⁵

65,853 ADT¹⁵

E RIDGE RD

Walmart

CENTER 99
TOPS
SONIC
Panera
DAVITA

STARBUCKS COFFEE
CHIPOTLE

TARGET

STAPLES
HOME DEPOT

63,633 ADT¹⁵

ST ANN'S COMMUNITY
1,100 EMPLOYEES

US ARMY RESERVE CENTER

ROCHESTER GENERAL HOSPITAL
~4,000 EMPLOYEES

FRANKLIN INTEGRATED ARTS & TECHNOLOGY HIGH SCHOOL & VANGUARD COLLEGIATE HIGH SCHOOL
1,200 STUDENTS

BAUSCH & LOMB (NORTH GOODMAN & NORTHLAND)
~2,800 EMPLOYEES

