

# Whole Foods Center

2750 Monroe Avenue, Rochester, New York



A *Distinctive* SHOPPING EXPERIENCE

NEW CONSTRUCTION  
FALL 2021 DELIVERY



[www.WholeFoodsCenter.com](http://www.WholeFoodsCenter.com)



# THE RETAIL LANDSCAPE IS CHANGING...

## AND THIS IS THE CENTER OF IT ALL

Nestled along Monroe Avenue, at the I-590 on-ramp, sits 10 prime acres that will soon become the region's newest shopping destination...**Whole Foods Center.**



**Whole Foods Center** is uniquely situated between two of Rochester's most established and affluent communities: Brighton and Pittsford. Widely recognized as the epicenter of Rochester, this location is known for fine living, exceptional school systems, PGA championship golf courses and one-of-a-kind shopping and dining establishments.



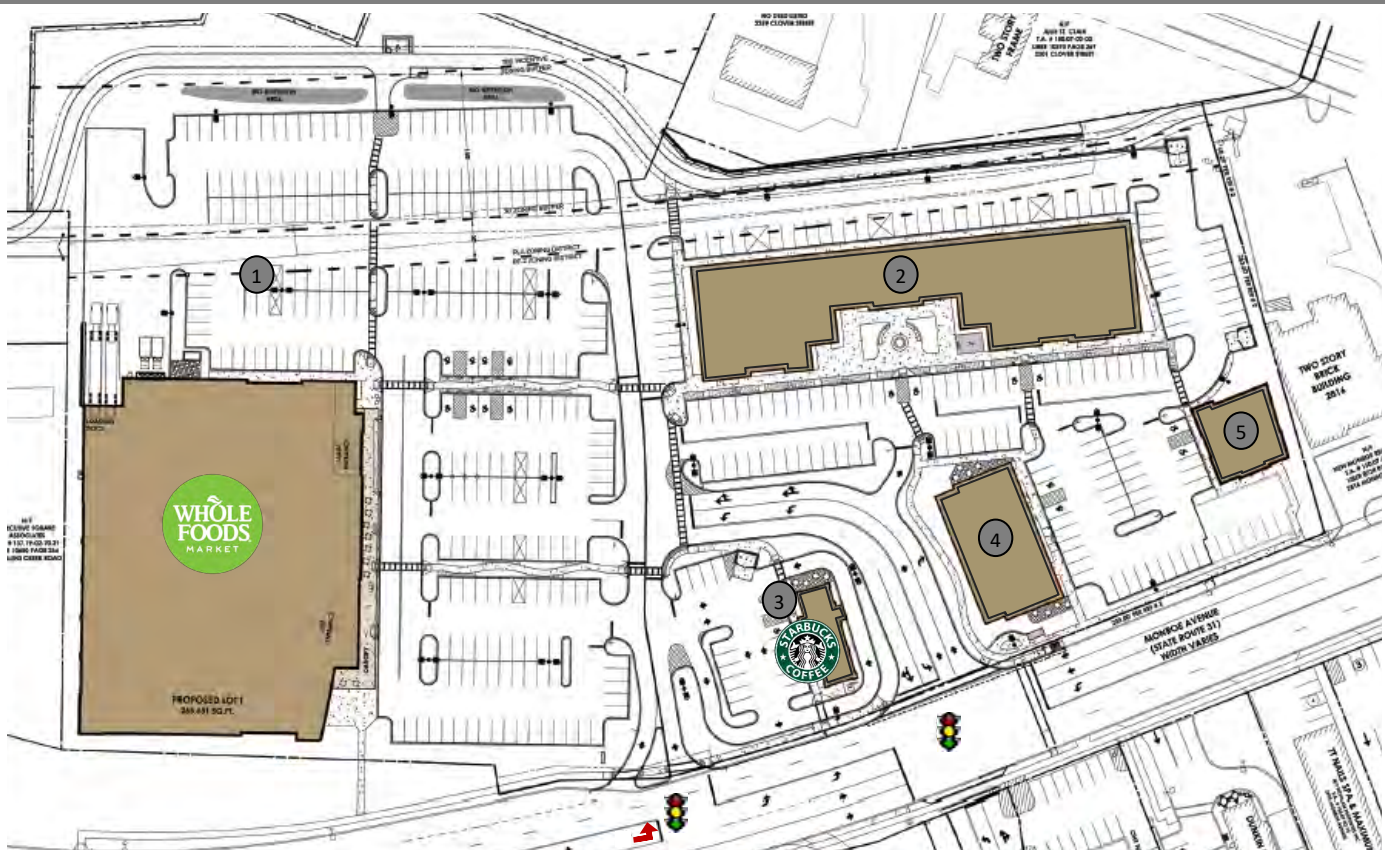




## SITE PLAN

GLA: 87,433 SF

Available Space: 35,433 SF



① 50,000 SF Proposed Whole Foods

② Up to 25,983 SF Specialty Retail (Available)

③ 2,000 SF Proposed Starbucks

④ Up to 6,250 SF Specialty Retail (Available)

⑤ Up to 3,200 SF Specialty Retail (Available)

*Suite sizes can be customized to suit*

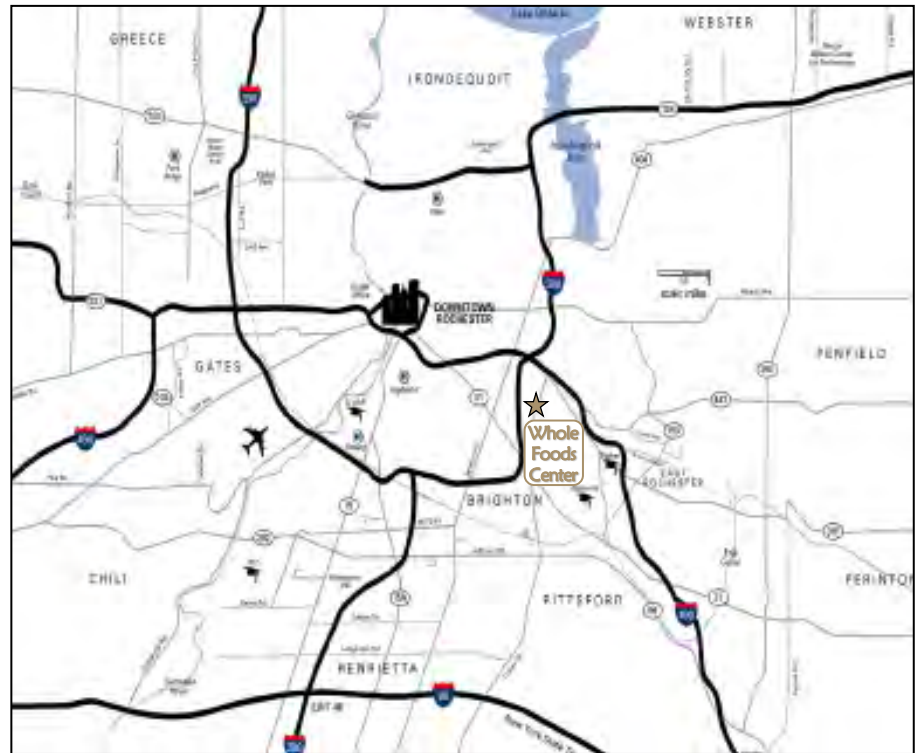






# LOCATION HIGHLIGHTS

- Located on Monroe Avenue in the Town of Brighton
- Bordered by Monroe Avenue, I-590, Clover Street & Allens Creek Road
- Monroe Avenue: 45,529 cars per day
- I-590: 80,240 cars per day
- Over 177,000 people within a 10 minute drive
- New traffic signal approved
- Just 11 minutes from the Greater Rochester International Airport
- 5.5 miles from the University of Rochester Medical Center/Strong Memorial Hospital
- 16M SF +/- of office space within five miles
- Within 15 minutes of five colleges & universities with a combined total enrollment of over 54,000 students



## DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Miles	5 Miles	10 Miles
Est. Population	5,820	71,759	222,760	573,281
Est. Households	2,347	32,182	95,759	237,653
Average HHI	\$137,787	\$112,322	\$83,036	\$80,493
HHI \$100K+	1,210	12,547	25,923	64,655
Daytime Population	7,122	81,931	263,941	623,435
Average Home Value	\$262,735	\$262,865	\$214,407	\$195,519



Once completed, **Whole Foods Center** will offer its guests a distinctive shopping experience with an ambitious mix of specialty retail, boutiques and restaurants with a blend of local and national tenants.



Anchored by the region's first Whole Foods Market, this center will pay special attention to the shoppers' taste and savvy, in addition to the ease of access for its customers.







We welcome an opportunity to discuss how your business could become a part of this project.

**FOR LEASING OPPORTUNITIES PLEASE CONTACT:**

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