

Brockport Plaza

6465 Brockport Spencerport Road
Brockport, NY 14420



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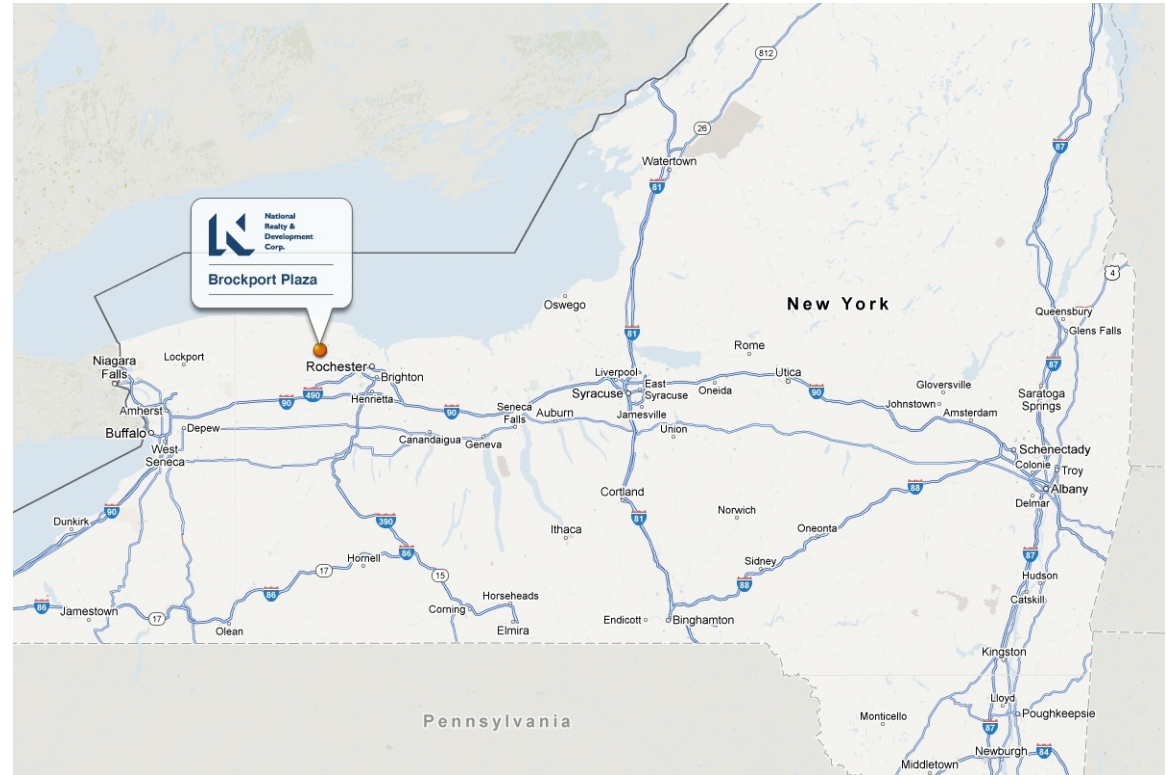


GROSS LEASABLE AREA
128,838 sf

PARKING
768

PARKING RATIO
6/1,000

Demographics	3 miles	5 miles	10 miles
Population	15,790	25,420	86,143
Households	5,733	9,399	33,329
Avg HH Income	\$64,231	\$70,810	\$73,046
Med HH Income	\$50,362	\$60,083	\$62,475



Details

- Intersection of Route 19 (Lake Road) and Route 31 (Brockport Spencerport Road).
- Signalized drive entrance.
- Expansion available for additional development.

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Space Available

- 3 940 sf
- 7 1,200 sf
- 10 29,645 sf
- 12 3,210 sf
- A Pad A

Current Tenants

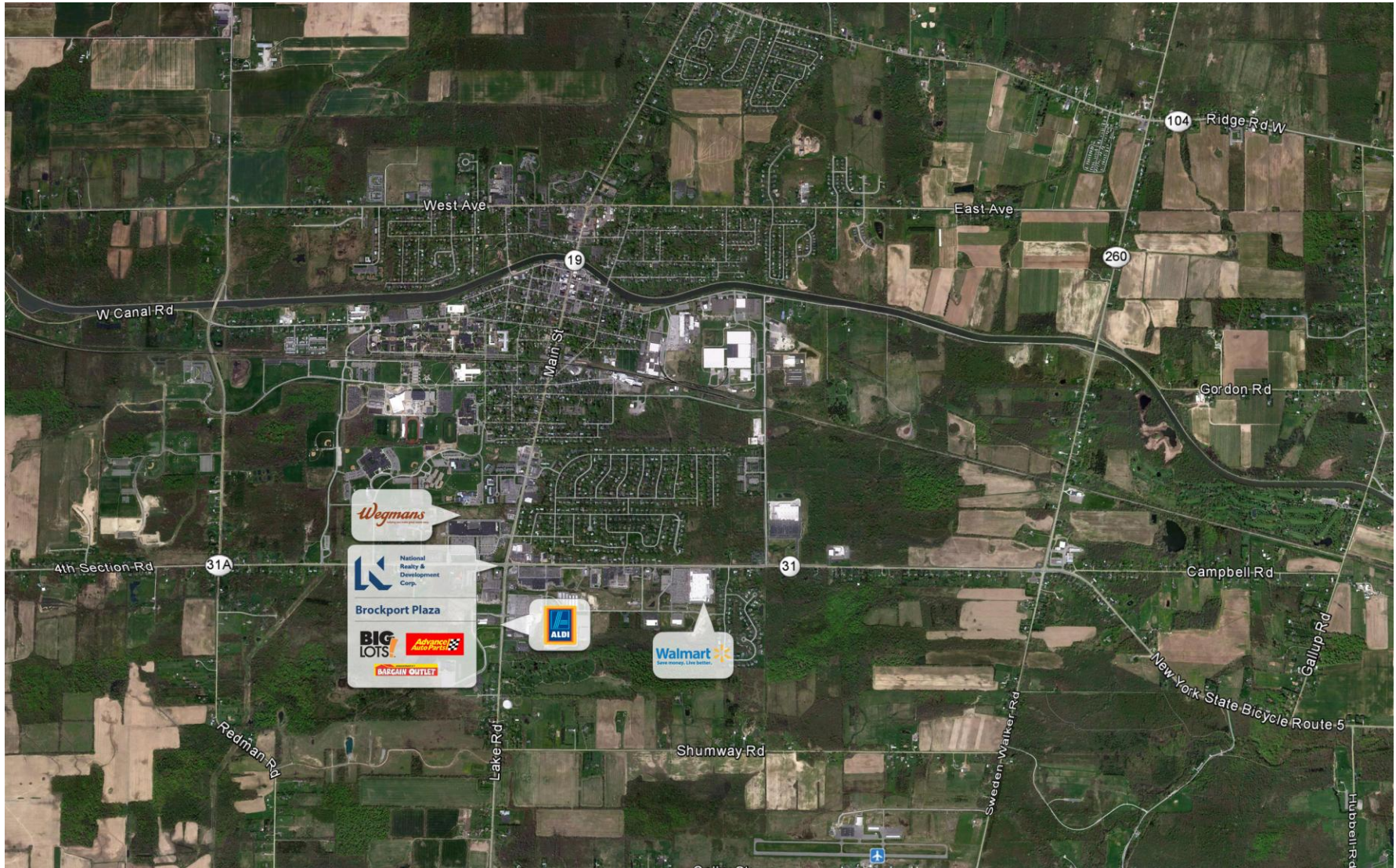
- 1 Peebles
- 2 Tae Kwon Do
- 3 Pizza Restaurant
- 4 Nail Salon
- 5 Barber Shop
- 6 Blushing Bride
- 8 Mahan Discount Liquors & Wines
- 9 Big Lots
- 10 Grossman's Bargain Outlet
- 11 Grand Buffet
- 13 Dollar Tree
- 14 Advance Auto Parts
- 15 RadioShack
- 16 Chase Bank ATM
- 17 Two Brothers Restaurant
- 18 Subway



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Trade Area



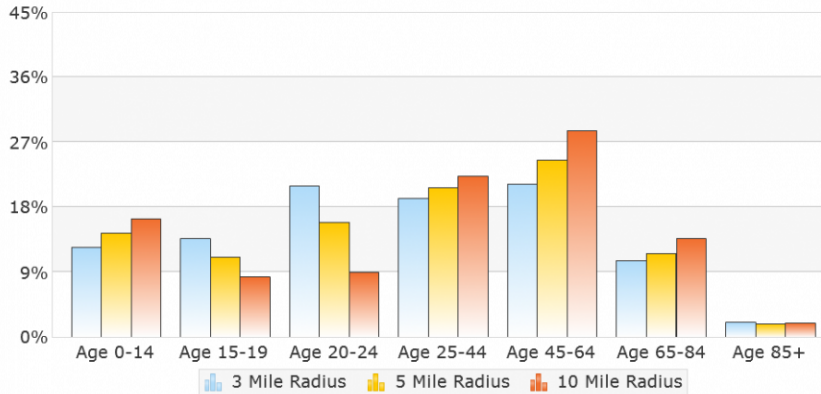
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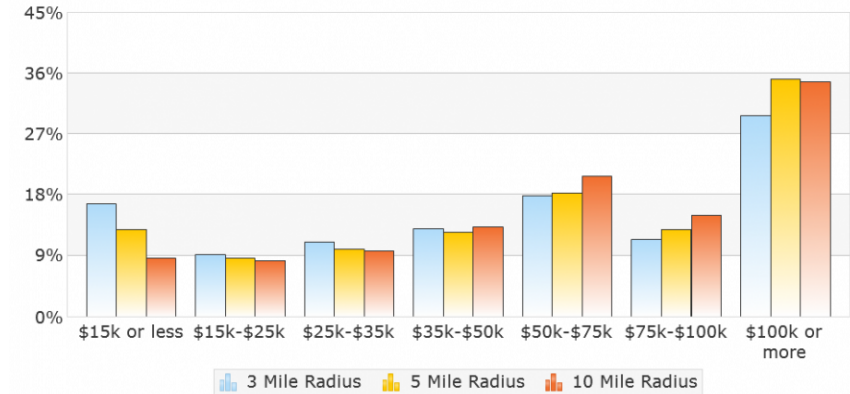
Demographic Summary Report

TOTAL POPULATION (2016)

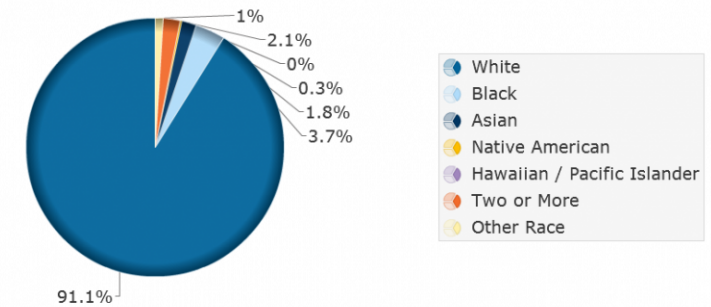


POPULATION	3 MILES	5 MILES	10 MILES
2000 Census	14,620	23,113	82,566
2010 Census	15,235	24,444	84,358
2016 Projection	15,790	25,420	86,143
2021 Projection	15,714	25,190	85,127
Growth 2000-2010	4.20%	5.80%	2.20%
INCOME	3 MILES	5 MILES	10 MILES
Average Household Income	\$64,231	\$70,810	\$73,046
Median Household Income	\$50,362	\$60,083	\$62,475
HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2016 Projection	5,733	9,399	33,329
2021 Projection	5,919	9,667	34,200
HOUSEHOLDS BY TENURE (2016)	3 MILES	5 MILES	10 MILES
Owner Occupied	3,290	6,398	25,209
Renter Occupied	2,443	3,001	8,120
Vacant	183	295	1,217
Total	5,916	9,694	34,546

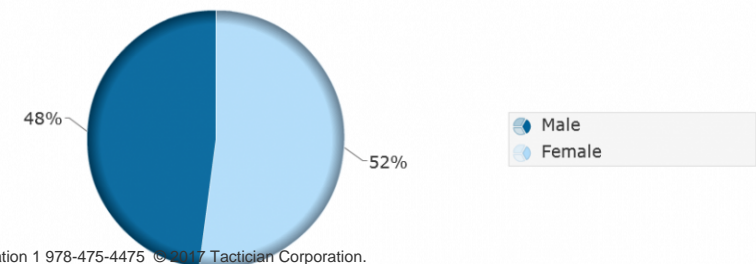
HOUSEHOLDS BY INCOME (2016)



3-MILE POPULATION BY ETHNICITY



3-MILE BREAKDOWN BY GENDER



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6465 Brockport Spencerport Road
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Brockport,
National Realty
& Development
Corp.



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About NRDC

Founded more than 50 years ago, NRDC has built a reputation as one of the leading privately-held commercial real estate ownership and development firms in the United States.

Headquartered in Purchase, New York, our team of highly-experienced professionals has a thorough commitment to excellence and a passion for real estate. We possess a sophisticated understanding of the ever-changing landscape of the real estate industry, enabling us to cultivate strong relationships and consistently develop successful projects.

Our Successful Portfolio

NRDC's portfolio is comprised of 78 projects in 14 states, consisting of retail power centers, grocery-anchored community shopping centers, and corporate/industrial business parks. Our retail centers are among the most successful in their respective trade areas. We understand the vital importance of establishing and maintaining the right merchandising mix needed to maximize sales for our tenants and thus ensure the long-term viability of our retail portfolio.

The Principals of NRDC purchased the Hudson's Bay Company located in Canada, which presently owns both Saks Fifth Avenue and Lord & Taylor in the U.S. Hudson's Bay Company is now a public entity with the Principals of NRDC being the largest non-institutional stockholders with seats on the Board and holding the Office of Chairman.

Hudson's Bay Company recently purchased Kaufhof, the #1 department store company in Germany, which operates 119 stores in Germany and Belgium. Hudson's Bay Company owns 464 locations in 4 countries with \$13B in revenue.

