

J. Fiorie & Co.

A Commercial Real Estate Brokerage Company

For Lease

119,668 ±SF

Cobblestone Court
Across from Eastview Mall
Victor, NY



View exiting Eastview Mall

Route 96

Victor, NY 14564

Property Features

- Situated across from Eastview Mall, a Regional mall which has become the Number One mall in the Greater Rochester trade area.
- Cobblestone Court is anchored by Dick's Sporting Goods, Pier One, and newly opened TJ Maxx & Tuesday Morning.
- This is a unique opportunity to enter this powerful trade area where, based on the strength of the market, this size space does not exist.
- Shared traffic light with Eastview Mall

Amenities

- Great Visibility
- Strong Demographics
- Traffic light access
- Easy access to I-490 and I-90

Demographic Report

Cobblestone Court	3 Mile	5 Miles	7 Miles	10 Miles
Population	17,560	64,273	117,391	215,730
Households	7,209	26,673	48,247	89,852
Med HH Income	\$1117,260	\$98,060	\$94,123	\$88,591



Building Size 265,386 ±SF

Available Size 119,668 ±SF Will divide

Lease Rate Based on Tenant
buildout requirements

Parking Shared Plaza parking

For more information:

Joseph A. Fiorie

President, Commercial Real Estate Broker
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683 Pittsford Victor Road
Suite 300
Pittsford, NY 14534

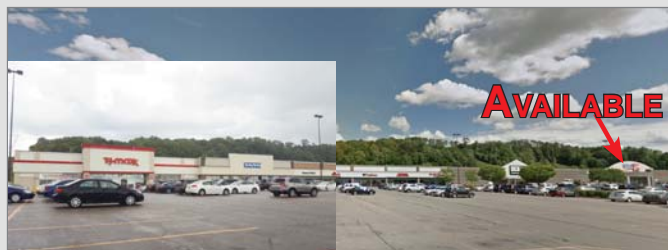
www.jfiorieco.com

2018

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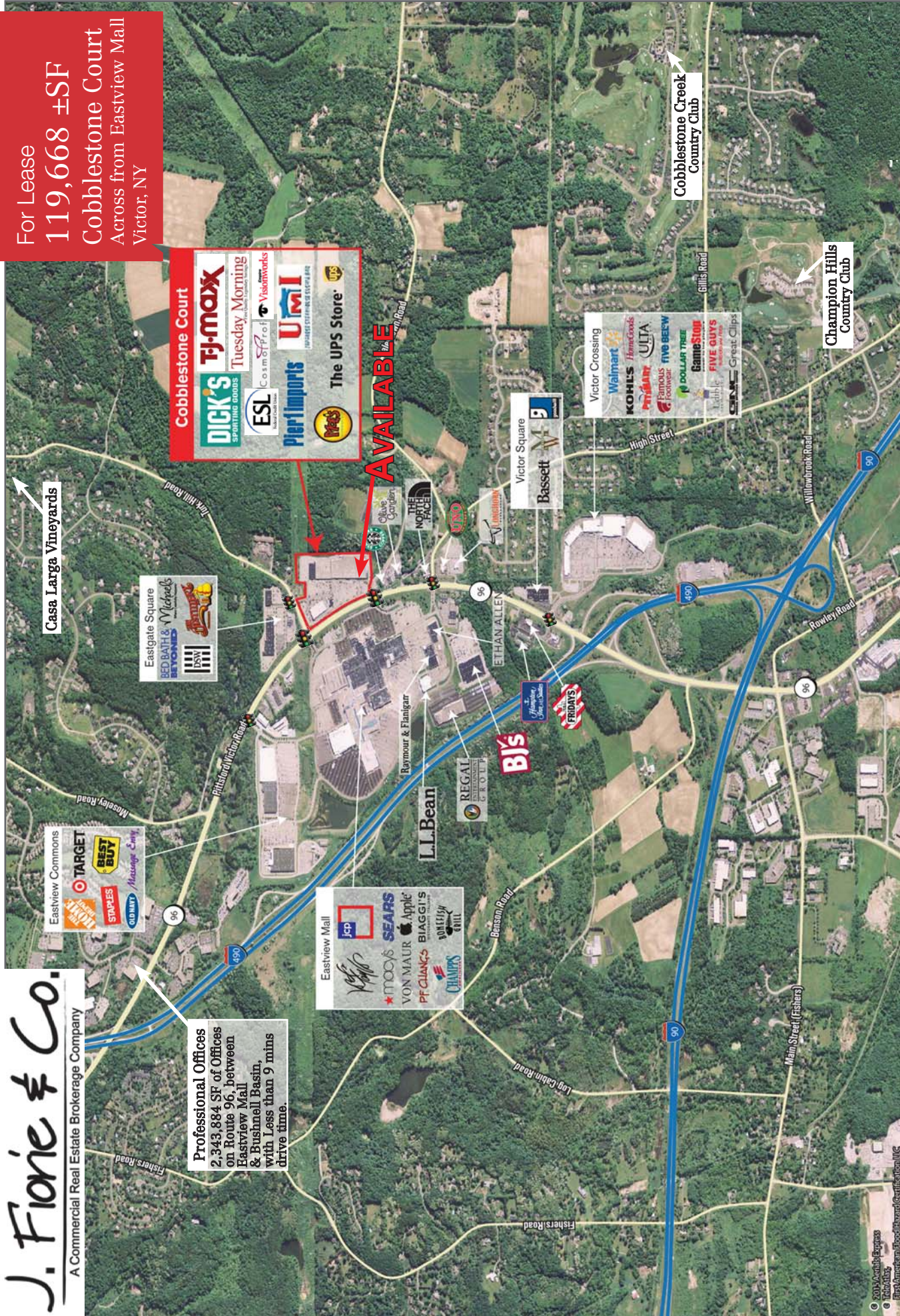
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Cobblestone Court
Across from Eastview Mall
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Professional Offices
2,343,884 SF of Offices
on Route 96, between
Eastview Mall
& Businell Basin,
with Less than 9 mins
drive time.



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