

# JOANN/PETSMART PLAZA

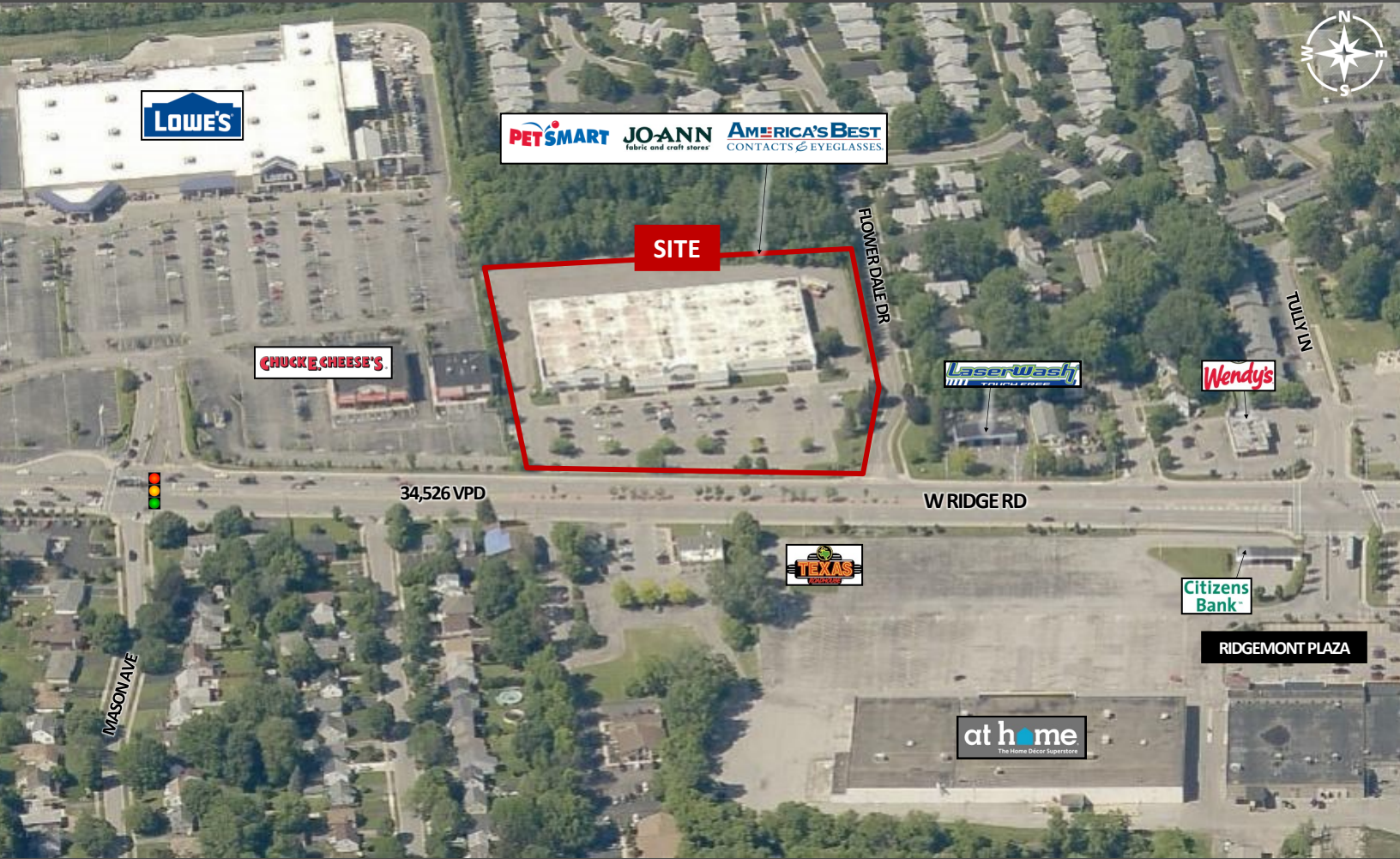
3042 West Ridge Road

Rochester, NY 14626

Up to 20,900 SF Available



**VENTURE**  
BROKERAGE GROUP



## AVAILABLE OPPORTUNITY

- Up to 20,900 SF For Lease
- Will subdivide

## PROPERTY HIGHLIGHTS

- Neighborhood Center with GLA of 75,916 SF
- Adjacent to Lowe's Plaza & across from Wegmans
- Strong traffic counts: 34,526 VPD
- Excellent signage potential
- Access to traffic light



**V** 2815 Monroe Avenue  
Rochester, NY 14618  
[www.VentureBrokerageGroup.com](http://www.VentureBrokerageGroup.com)

Janell Vanegas | Licensed Real Estate Broker  
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Information is correct to be the best of our knowledge but is not guaranteed for accuracy.

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## MARKET AERIAL



## DEMOGRAPHIC SNAPSHOT

|                          | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------------|----------|----------|----------|
| Population               | 9,973    | 60,046   | 169,358  |
| Daytime Population       | 9,564    | 60,649   | 162,658  |
| Households               | 4,373    | 25,381   | 69,444   |
| Average Household Income | \$73,867 | \$79,254 | \$69,494 |



**1,845**  
 Businesses



**33,908**  
 Employees



**\$141,462**  
 Median Home Value



**45.1**  
 Median Age

· 3-Mile Demographics ·

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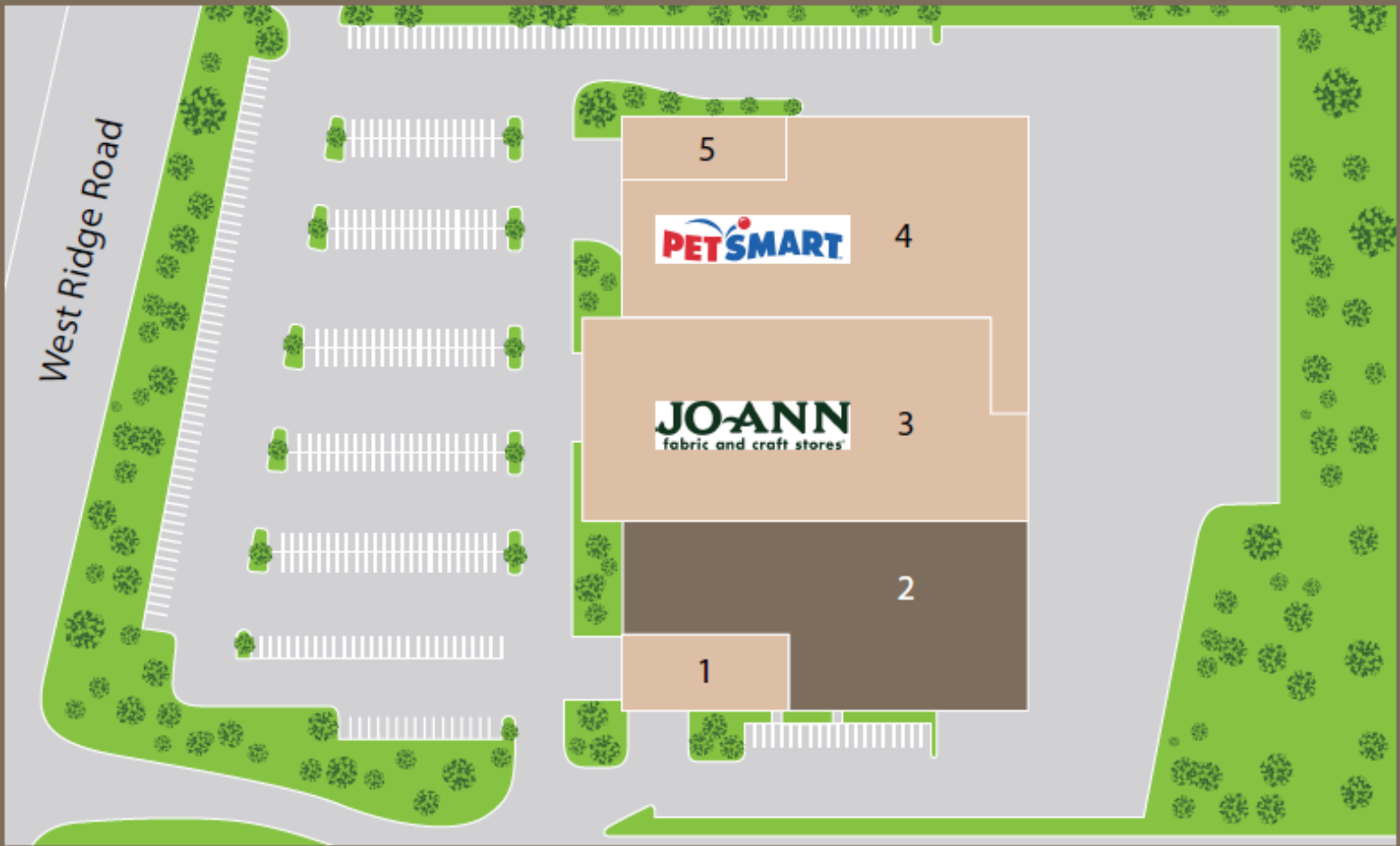
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## SITE PLAN



### JOANN/PETSMART PLAZA

| Suite | Tenant                  | SF            |   |                          |        |
|-------|-------------------------|---------------|---|--------------------------|--------|
| 1     | America's Best Contacts | 3,640         | 3 | JO-ANN Fabric            | 25,000 |
| 2     | <b>AVAILABLE</b>        | <b>20,900</b> | 4 | PETSMART                 | 21,371 |
|       |                         |               | 5 | Master Kim's Tae Kwon Do | 5,000  |

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