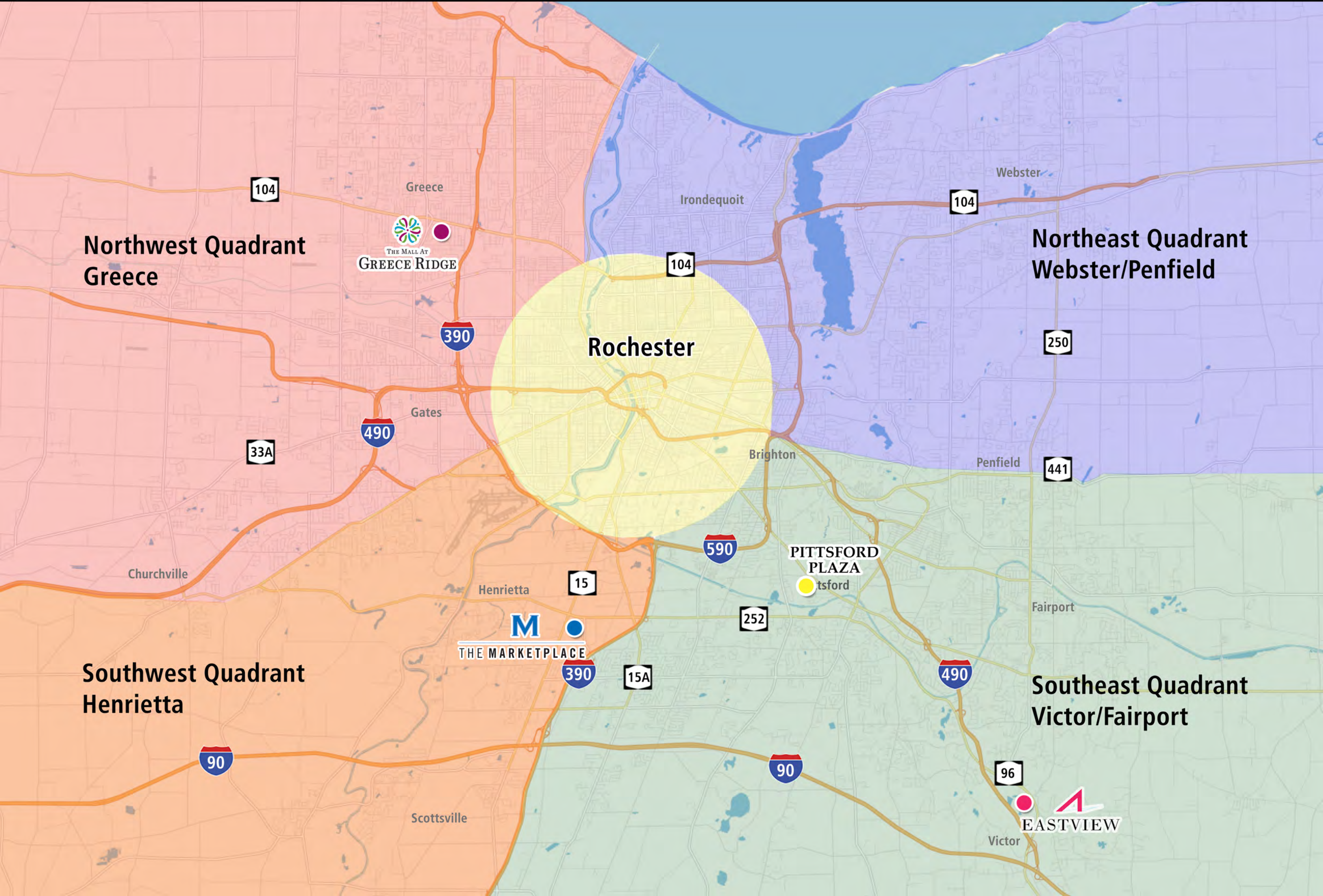




THE MALL AT
GREECE RIDGE



**Northwest Quadrant
Greece**

**Northeast Quadrant
Webster/Penfield**

**Southwest Quadrant
Henrietta**

**Southeast Quadrant
Victor/Fairport**

Rochester


**THE MALL AT
GREECE RIDGE**


THE MARKETPLACE

**PITTSFORD
PLAZA**
tsford


EASTVIEW



ROCHESTER, NEW YORK



TOURISM

- 3.3 million visitors to Monroe & Ontario Counties
- \$800 million+ in direct spending*
- 20% of expenditures is on shopping
- Overall impact: \$1.3 billion+

- 60 public golf courses
- 5 professional sports teams
- 12,000+ acres of parkland
- 140 festivals & major events
- Over 90 family friendly attractions
- Dozens of museums and historic sites
- Over 100 wineries, breweries & distilleries

* Includes lodging, food and beverage, ground transportation, retail, entertainment and misc. expenditures by overnight and day visitors to Monroe County.

** Figures are estimates aggregated from all inbound travel market segments including corporate/commercial, meetings and conventions, hosted sporting events, visiting friends and relatives, leisure group and leisure travelers.

SOURCES: Finger Lakes Visitors Connection, Finger Lakes Tourism Alliance, and Visit Rochester with data supplied by Smith Travel Research, Destination Marketing Association International, Oxford Economics, and I Love NY Tourism Economics.

INNOVATION HUB

Research, Science and Optics

Rochester is home to over 150 leading businesses focused on optics, photonics, and imaging. Approximately 17,000 people are employed in Rochester in the optics industry. 60% of all optics degrees conferred in the U.S. are from right here in Rochester.

Ranked 13th among metropolitan regions for the number of patents issued per million residents. Comparable to San Francisco, Boston, Austin, Seattle, San Diego, Portland, and Minneapolis. (source: Brookings 2013 report "Patenting Prosperity")

Rochester ranked 18th among "The World's Leading Science Cities." (Scientific Reports)



LOW COST OF LIVING

The low cost of living paired with affordable housing and strong employers makes **"Rochester one of the most affordable places to buy a home"** - *Forbes*

Rochester Ranks #9 - Hottest Zip Codes In America

This recent list reflects how **high-income millennials** drive home sales in more suburban locals. (Realtor.com September 2018)

Homes in Rochester are **45% more affordable** than the national average resulting in more discretionary income.



2021 Estimate

Population: 1,084,573
2019-2024 Growth: 0.4%

Households: 454,044
2019-2024 HH Growth: 1.1%

Average HH Income: \$79,145

Education:
Bachelor's degree + : 33.43%
Master's degree + : 14.66%

ROCHESTER NEW YORK

HIGH RANKING SCHOOLS

Four Rochester schools earn gold rating in **"Best High School Rankings"** (US News and World Report 2018 awarded to top 500 schools in the country)

Kiplinger names Rochester as one of the **"5 Best Cities to Raise a Family"**



ECONOMY & THE FUTURE

Rochester, N.Y.'s economy is one of the "Top 20 Strongest Performing Metro Areas in the country." (Brookings Institution)

The Rochester region is among the top 25 major metro exporting regions in the U.S.

(Based on per capita basis. Source: Rochester Democrat and Chronicle)

Rochester is home to 16 of the fastest growing private companies in Upstate New York

(Source: Inc.'s 2017 list of 5,000 fastest growing private companies in America)

NEARLY 1 IN 4 RESIDENTS IS A MILLENIAL

"A new wave of people in their 20's and 30's are re-choosing Rochester... They're bringing with them a generation's signature brand of teamwork, tech savviness and impatience to revitalize the city they now want to call home."

(The Rochester Magazine 2016)

Town of Greece

In 2013, the former Bon-Ton department store was repurposed with four new restaurants, three retail stores and a new mall entrance leading to a renovated common area with soft seating and a play area.



Community Centered...

Greece is the **largest suburb** in Rochester, NY with nearly 100,000 residents. It is home to the **largest suburban school district** in the market with more than 10,000 students.

Yet, it remains a **small town at heart** with a community focus. The Mall at Greece Ridge is the center where residents gather for events and to hold meetings for youth groups and senior citizens in the food court. The mall opens at 7:00am for the large crowd of mall walkers who come to both exercise and socialize.

Greece is easily accessible to surrounding suburbs and the City of Rochester, making it **the most diverse suburb**.



Lake Ontario
Manitou Beach Road
Greece, NY

Greece, NY borders Lake Ontario, Rochester's top attraction for both visitors and locals alike. Hundreds flock to the lake to partake in water sports, boating, sailing and to enjoy the sandy white beaches. Braddock Bay, home to many endangered rare birds is a source of pride for Greece residents. Greece is the closest business district to Lake Ontario for major grocery stores, national retailers and entertainment.



Lake Ontario
Braddock Bay
Greece, NY

The Mall at Greece Ridge

Located on Ridge Road West (Route 104) the mall is situated directly on the main thoroughfare to the City of Rochester, Lake Ontario and Interstate 390.

Ridge Road West is not only a popular route for locals but also visitors from Canada and those en route to Lake Ontario.

Located at the corner of two major intersections (Long Pond and Ridge Road West), the mall is a convenient destination for a quick trip.



Quick Facts

1.6 million square feet

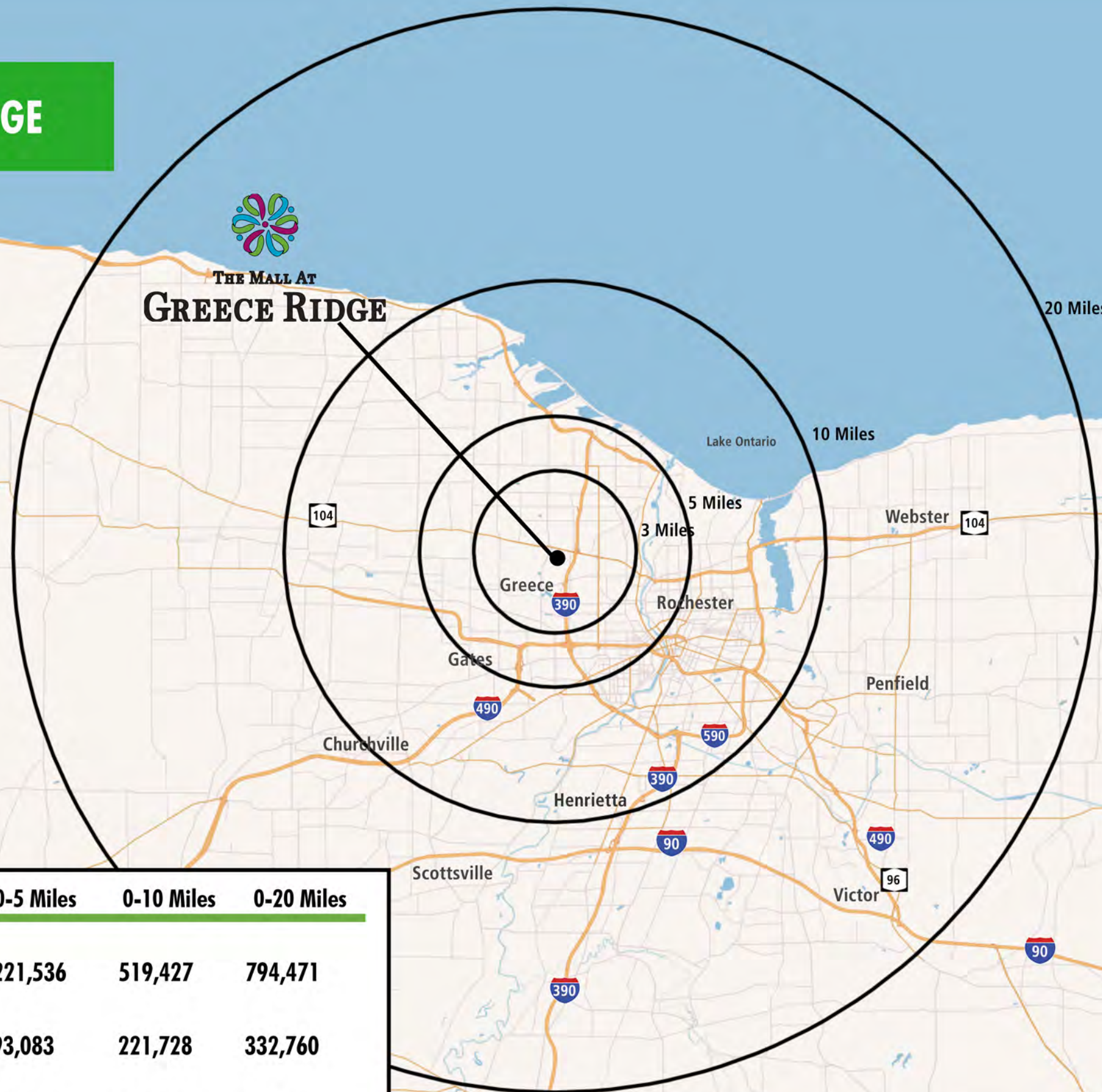
140+ tenants

Noteworthy:

JC Penney	American Eagle
Barnes & Noble	Ulta
Dick's Sporting Goods	Marshall's
Express Factory	Macy's
BTB Bar & Grill	Old Navy
Shoe Dept by Encore	Red Robin
Zumiez	LOFT
Michaels Arts & Crafts	JD Sports
Wingstop	Journey's
Pink by Victoria's Secret	Footlocker
Apple Cinema (coming soon)	



THE MALL AT GREECE RIDGE

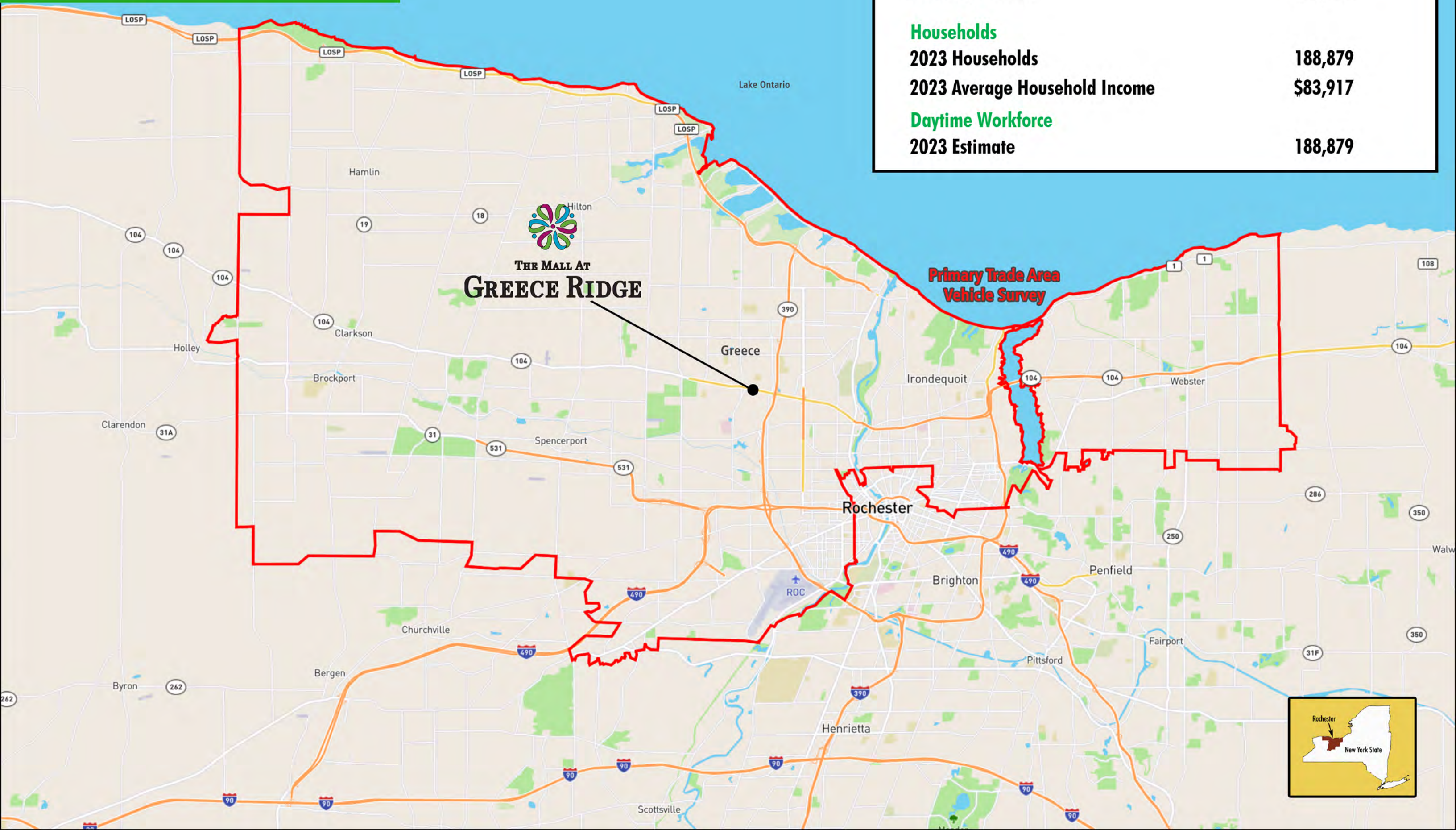


Mall at Greece Ridge	0-3 Miles	0-5 Miles	0-10 Miles	0-20 Miles
Population				
2023 Estimate	79,807	221,536	519,427	794,471
Households				
2023 Estimate	34,823	93,083	221,728	332,760
2023 Average Household Income	\$80,660	\$74,221	\$82,819	\$95,438
Daytime Workforce				
2023 Estimate	48,171	119,039	337,495	535,109



THE MALL AT GREECE RIDGE

The Mall at Greece Ridge		Trade Area from Vehicle Survey
Population		
2023 Population		460,652
Households		
2023 Households		188,879
2023 Average Household Income		\$83,917
Daytime Workforce		
2023 Estimate		188,879



Walmart Refresh Smoothie Bar

TACO BELL chili's Pep Boys

empire NOVA SUPERCUTS

Atlas Gym & Batting Cages Bozza's THE SALVATION ARMY

Cotoletta

LOWE'S OLLIE'S BOUTIQUE

JOANN VCF CHUCK E. CHEESE

PET SMART VALUE CITY FURNITURE

China Buffet Texas Outlaw BBQ Potato Shack

Great Clips ME Massage Envy edible arrangements

Wegmans at home

LL Flooring TEXAS

BEST BUY five below Pet World

PLATO'S CLOSET HomeGoods

Citizens Bank SALLY BEAUTY

HOBBY LOBBY

PET SUPPLIES PLUS

ZOOM TAN

OUTBACK STEAKHOUSE

FIVE GUYS BURGERS and FRIES

BUFFALO WILD WINGS WNY DENTAL

Painting with a Twist H&R BLOCK

Davinci Auto Parts DOLLAR TREE

ROCCITY furniture

Ridgemont Country Club

The Mall at Greece Ridge

100+ retail shops, restaurants & entertainment

DICK'S SPORTING GOODS VICTORIA'S SECRET TARGET ZALES macy's ULTA BEAUTY

OLD NAVY Marshalls Michaels

AMERICAN EAGLE OUTFITTERS Lids JCPenney EXPRESS

GameStop F.Y.E. JD

BARNES & NOBLE Foot Locker Truichi

DiBella's Subs Starbucks BURGER KING

DUNKIN' DONUTS Tim Hortons

ESPORTA FITNESS CHIPOTLE

AspenDental LONGHORN STEAKHOUSE

Olive Garden Applebee's

Silo Brunch Bar

STAPLES

KOHL'S

Ridge Road W 21,561 ADT

Elmgrove Road 13,347 ADT

Ridge Road W 34,526 ADT

Ridge Road W 44,426 ADT

Ridge Road W 39,275 ADT

Long Pond Road 25,052 ADT

Ridgeway Ave 20,744 ADT

Ridgeway Ave 19,562 ADT

Mt. Read Boulevard 16,003 ADT

Mt. Read Boulevard 19,227 ADT



THE MALL AT GREECE RIDGE

Office Parks located within 2 miles

3199 Ridge Rd. Offices

Medical Offices
10,800 sq. ft.

2250 Ridge Rd W Offices

48,450 sq. ft.

Medical Offices

11,248 sq. ft.

550 Latona Rd. Offices

Professional & Medical Offices
9,504 sq. ft.

Eastman Business Park

35 companies,
many technology focused
300 acres leasable

Eastman Kodak Company

2.5M sq. ft.
1,200 acres

Unity Hospital

3,506 FT employees
1,544 PT employees

Erie Canal Office Park

Medical Offices 10,000 sq. ft.

Ridgeway Drive Offices

(Part of S. Pointe)

33,000 sq. ft. Medical offices

Canal Landing

Professional & Medical Offices
93,124 sq. ft.

Canal Ponds Business Park

15,500 sq. ft.

S. Pointe Landing

Medical Offices
30,000 sq. ft.

Total:

- 261,626 sq. ft. office
- 300 acres office (former Kodak)
- 2.5M sq. ft industrial (Kodak)
- Unity Hospital

Workforce Population

3 Miles:	48,171
5 Miles:	119,039
10 Miles:	337,495
20 Miles:	535,109

THE MALL AT GREECE RIDGE

Over 70K
Cars Per Day

Long Pond Road

West Ridge Road

TARGET

BARNES & NOBLE

DICK'S
SPORTING GOODS

macy's
HOME

OLD NAVY

macy's

jcpenny

petco

CORELIFE
EATERY

McDonald's

ULTA

Marshalls

Michael's

Panera
BREAD

Holmes Road
Elementary School

COMING SOON
apple
cinemas

DMV

Burlington

BTB

Red Robin
GOURMET BURGERS AND BEERS

KING CRAB

Taichi
KOREAN BBQ STEAKHOUSE

WING STOP

STATISTICS		
Department Stores		
Macy's	115,669	SF
Regal Cinemas	60,265	SF
JCPenney	160,292	SF
Scars	128,513	SF
1st Floor - Burlington Coat Factory	71,484	SF
2nd Floor	75,365	SF
Target	124,500	SF
Total	736,088	SF

Major Tenants (Greater than 20,000sf)		
Michaels	26,535	SF
World Gym	26,794	SF
Marshalls	32,074	SF
Macy's Home	41,976	SF
Dick's	57,600	SF
Barnes & Noble	22,443	SF
Bed Bath & Beyond	34,850	SF
EI	34,112	SF
Total	276,384	SF

Small Shop Retail	406,809	SF
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TOTAL G.I.A.	1,419,281	SF
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Non-Retail Mall Area	224,209	SF
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Total Project Building Area	1,643,490	SF
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THE MALL AT GREECE RIDGE - ROCHESTER, NEW YORK

LEASE PLAN