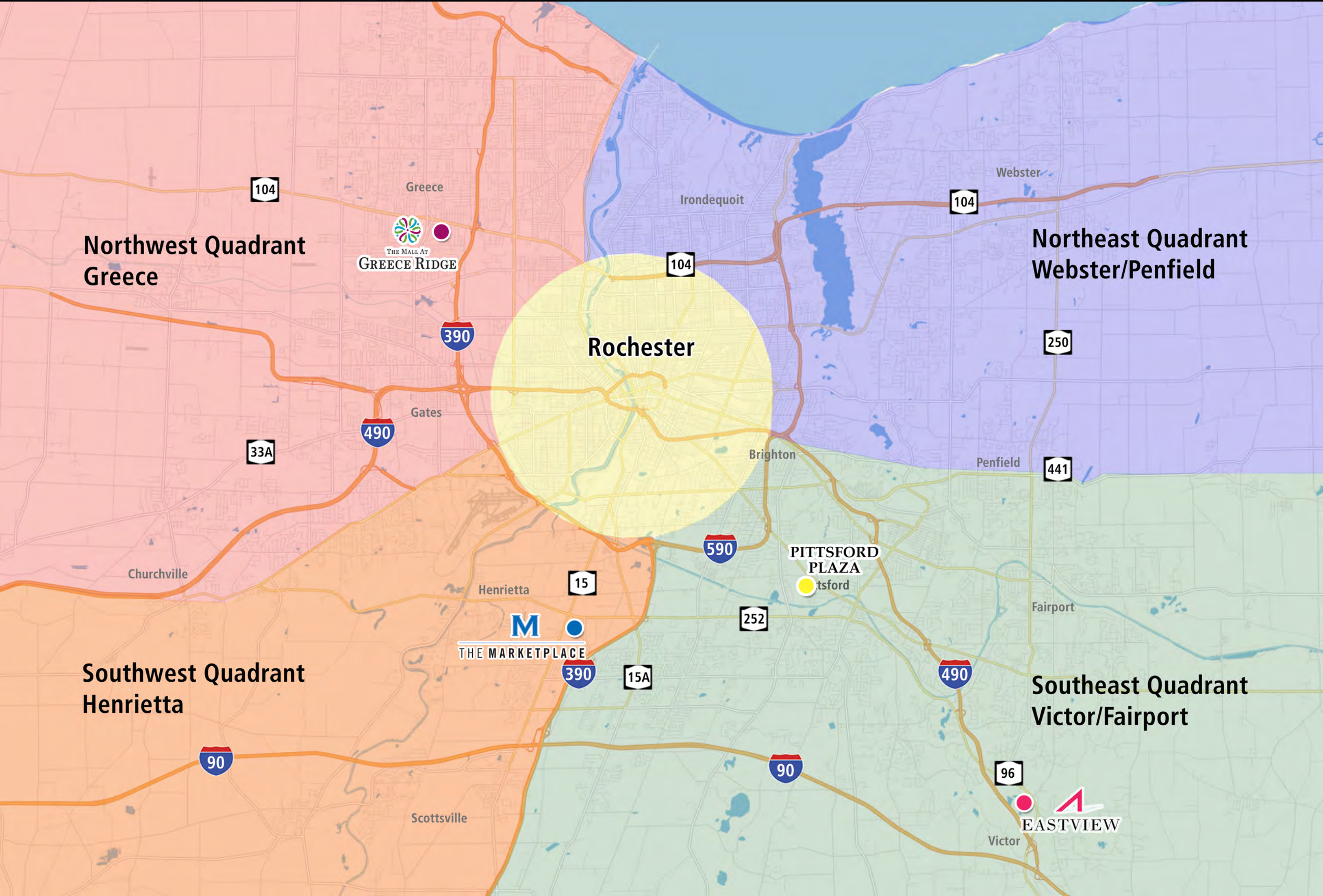




THE MALL AT
GREECE RIDGE



WILMORITE



**Northwest Quadrant
Greece**

**Northeast Quadrant
Webster/Penfield**

**Southwest Quadrant
Henrietta**

**Southeast Quadrant
Victor/Fairport**

Rochester


THE MALL AT
GREECE RIDGE


THE MARKETPLACE

**PITTSFORD
PLAZA**
 Pittsford


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.

ROCHESTER NEW YORK

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%

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.



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"**

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)



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**.



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.



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

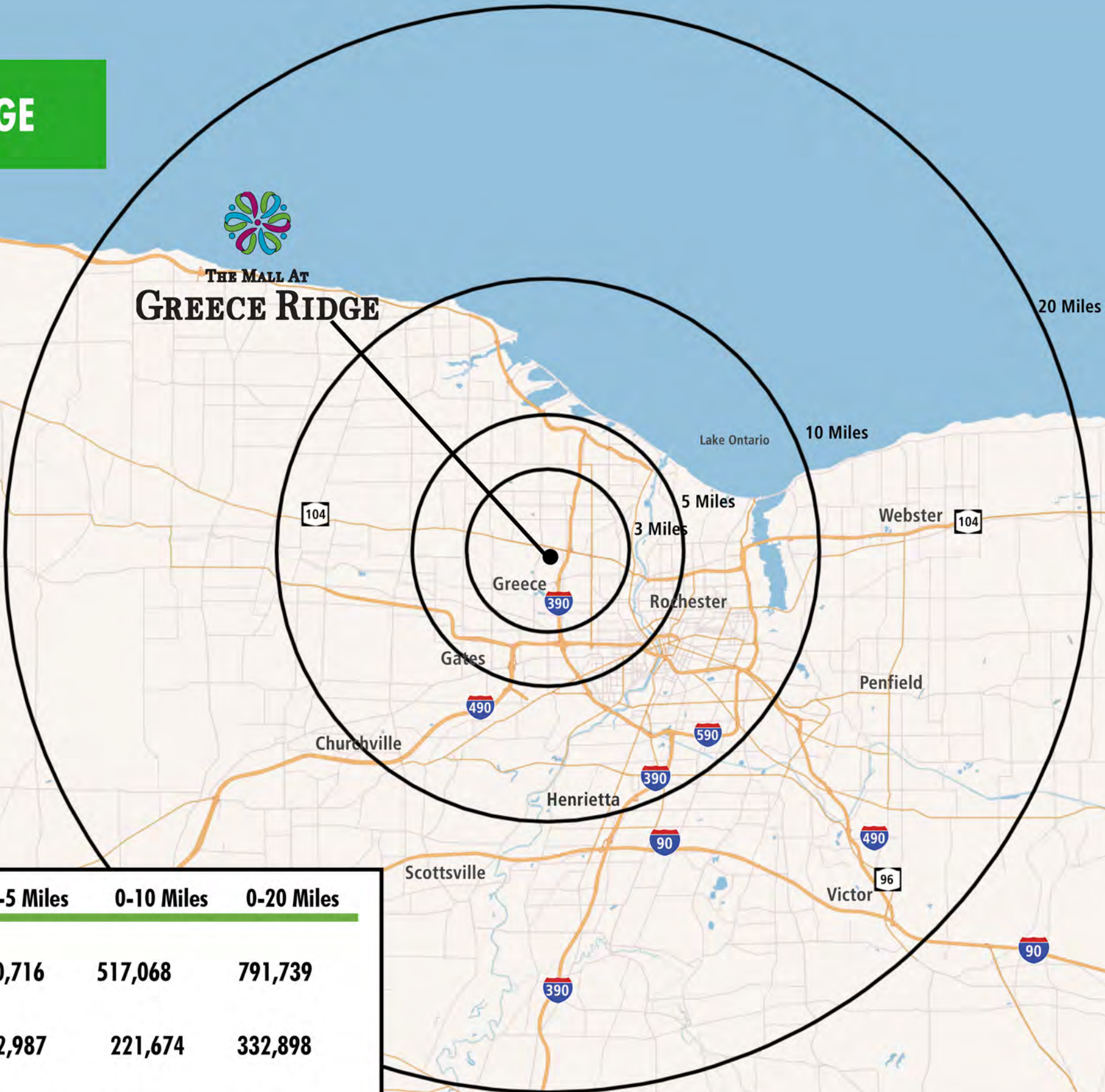
1.6 million square feet

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	Foot Locker
Apple Cinema (coming soon)	

THE MALL AT GREECE RIDGE

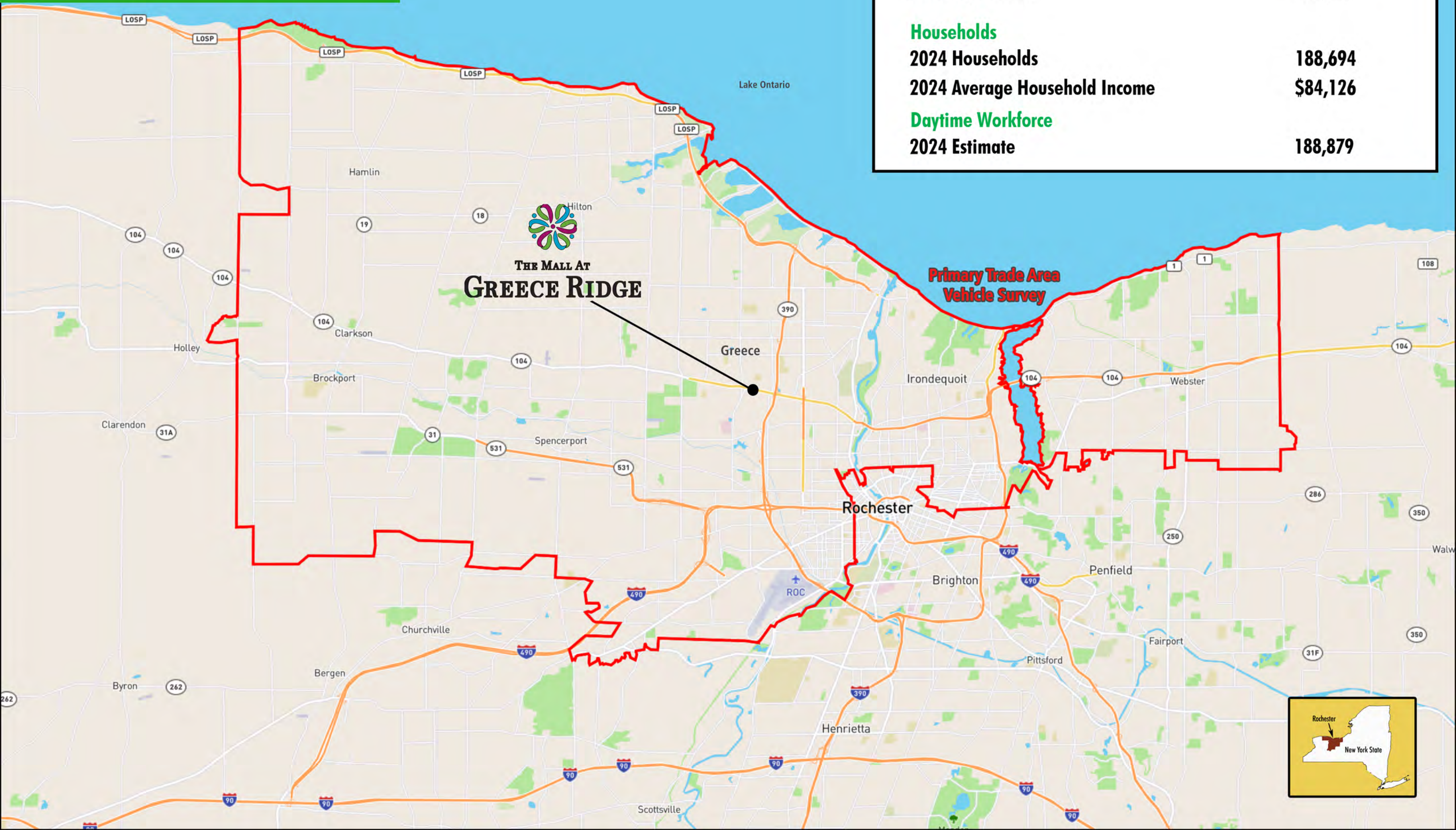


Mall at Greece Ridge	0-3 Miles	0-5 Miles	0-10 Miles	0-20 Miles
Population				
2024 Estimate	79,414	220,716	517,068	791,739
Households				
2024 Estimate	34,758	92,987	221,674	332,898
2024 Average Household Income				
	\$83,609	\$77,057	\$84,398	\$98,158
Daytime Workforce				
2024 Estimate	49,615	124,020	389,306	551,850



THE MALL AT GREECE RIDGE

The Mall at Greece Ridge		Trade Area from Vehicle Survey
Population		
2024 Population		459,976
Households		
2024 Households		188,694
2024 Average Household Income		\$84,126
Daytime Workforce		
2024 Estimate		188,879



Walmart
TACO BELL
chili's
REFRESH
paneffort
BART'S
NOVA
SUPERCUTS
Atlas Gym
& Batting Cages
Cotoletta
Bozza's
THE SALVATION ARMY

LOWE'S
JOANN
PET SMART
Texas Outlaw
BBQ Potato Shack
OLLIE'S
Chuck E. Cheese
VCF
VALUE CITY FURNITURE
DOLLAR TREE

Great Clips
ME Massage Envy
Wegmans
BEST BUY
five BELOW
PLATO'S
Citizens Bank
edible arrangements
at home
TEXAS
Pet World
HomeGoods
SALLY BEAUTY

HOBBY LOBBY
PET SUPPLIES PLUS
ZOOM TAN
OUTBACK STEAKHOUSE
FIVE GUYS
BURGERS and FRIES

BUFFALO WILD WINGS
Painting with a Twist
Davinci
Advance Auto Parts
WNY DENTAL
H&R BLOCK
DOLLAR TREE
ROCCITY furniture

Ridgmont Country Club

Ridge Road W 34,526 ADT

Ridge Road W 44,426 ADT

Ridge Road W 39,275 ADT

The Mall at Greece Ridge
100+ retail shops, restaurants & entertainment

DICK'S SPORTING GOODS
VICTORIA'S SECRET
OLD NAVY
Red Robin
GameStop
BARNES & NOBLE
TARGET
ZALES
Marshall's
Lids
JCPenney
EXPRESS
FYE
Foot Locker
macy's
ULTA BEAUTY
Michael's
JD
Trichi

AspenDental
LONGHORN STEAKHOUSE
LA FITNESS

Olive Garden
Applebee's
Silo Brunch Bar

DUNKIN' DONUTS
Starbucks
Burger King
Tim Hortons
DiBella's Subs
Ridgeway Ave 20,744 ADT

KOHL'S
Ridge Road W 21,561 ADT

Elmgrove Road 13,347 ADT

I-390 47,765 ADT

Mt. Read Boulevard 16,003 ADT

Mt. Read Boulevard 19,227 ADT

I-390

Ridgeway Ave 19,562 ADT

I-390 87,269 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

Carter Park

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 BEWS

COMING SOON
tropical CAFE
SMOOTHIE

Taichi
KOREAN BBQ STEAKHOUSE

KING CRAB

WING-STOP



STATISTICS		
Department Stores		
Macy's	115,669	SF
Regal Cinemas	60,265	SF
JCPenney	160,292	SF
Sears	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
E1	34,112	SF
Total	276,384	SF
Small Shop Retail	406,809	SF
TOTAL G.L.A.	1,419,281	SF
Non-Retail Mall Area	224,209	SF
Total Project Building Area	1,643,490	SF

PRELIMINARY DRAFT
FOR DISCUSSION PURPOSES ONLY



REVISIONS:

LANDLORD NEITHER REPRESENTS NOR
WARRANTS THAT THE TENANTS NAMED
HEREIN ARE CURRENTLY OPERATING
THE SHOPPING CENTER EITHER AS SHOWN
ON THE PLAN OR OTHERWISE. SQUARE
FOOTAGE SHOWN ON THIS PLAN WILL BE
SUBJECT TO A DEFINITIVE
LEASE DOCUMENT.

Wilmarie Management Group, LLC
1285 Scituate Road
Rochester, New York 14624
Telephone: (585) 464-9400
Commercial Real Estate
Development & Management



GREECE RIDGE CENTER
GREECE, NEW YORK
REDEVELOPMENT SITE PLAN

S-1

DATE: 1-5-99
SCALE: 1"=150'
DRAWN BY: AGG

FILE: Gtmirato



LEASES SHOWN BETWEEN TENANTS ARE BASED ON THE INFORMATION PROVIDED BY THE TENANTS. WILMORITE HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION PROVIDED. THE SHOPPING CENTER WILL OCCUPY SPACE IN THE SHOWN AREAS. THE SHOWN AREAS WILL BE VERIFIED PURSUANT TO A DEFINITIVE LEASE DOCUMENT.

THE MALL AT GREECE RIDGE - ROCHESTER, NEW YORK

LEASE PLAN