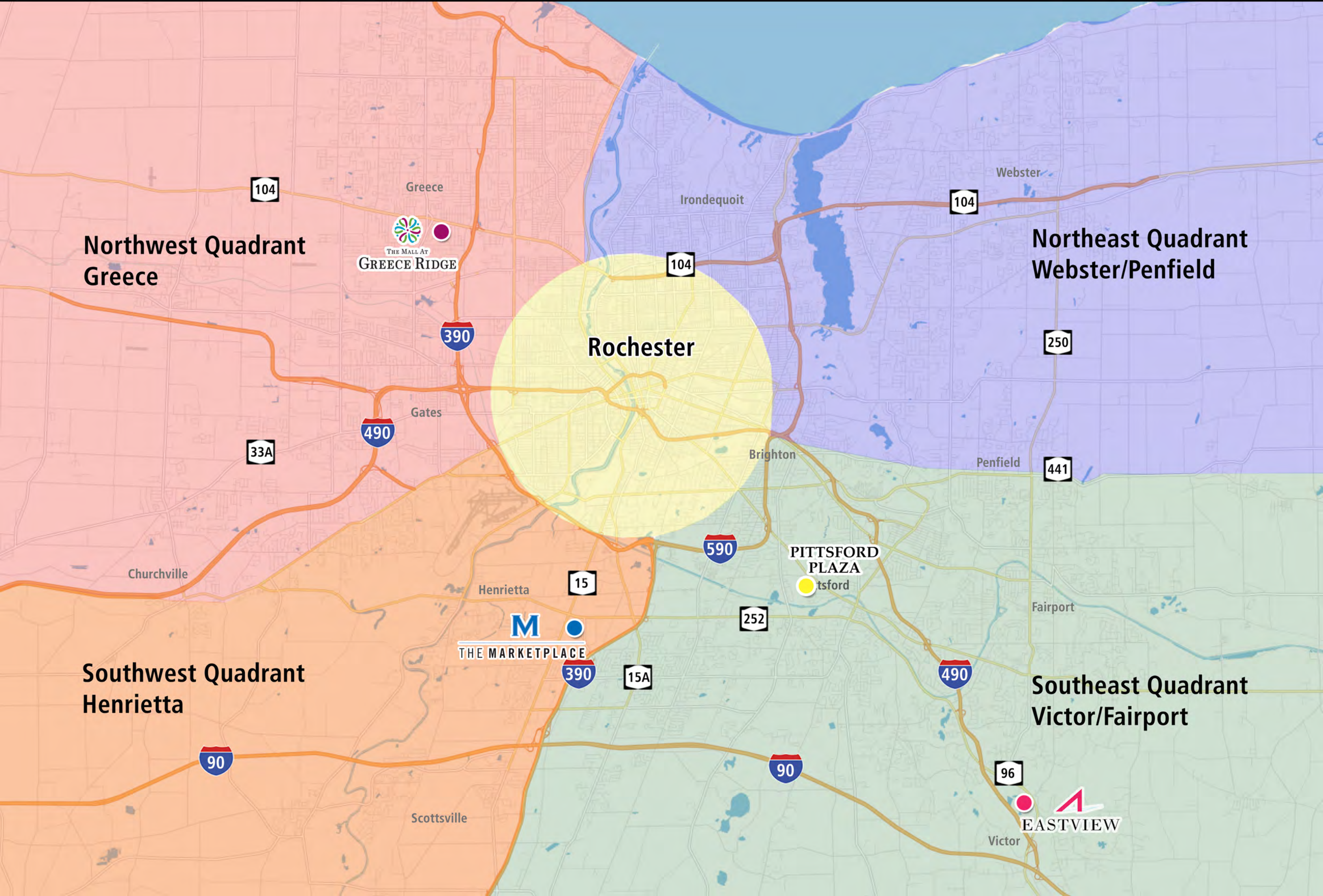




THE MALL AT
GREECE RIDGE



Northwest Quadrant
Greece

Northeast Quadrant
Webster/Penfield

Southwest Quadrant
Henrietta

Southeast Quadrant
Victor/Fairport

Rochester


THE MALL AT
GREECE RIDGE


THE MARKETPLACE

PITTSFORD
PLAZA
 **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.

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%



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 October 2025, Boscov's will open its first store in Upstate New York at The Mall at Greece Ridge.

Family-owned and operated for over 100 years, Boscov's is a full-service department store committed to providing exceptional value.



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
Boscov's (coming soon)
Barnes & Noble
Dick's Sporting Goods
Express Factory
BTB Bar & Grill
Shoe Dept by Encore
Michaels Arts & Crafts
Wingstop
Pink by Victoria's Secret

American Eagle
Ulta
Old Navy
Red Robin
LOFT
JD Sports
Journey's
Footlocker
Apple Cinema
Zumiez
Charlotte Russe

Bosco's



Artistic Rendering

OPENING OCTOBER 2025

- **FIRST LOCATION IN WESTERN NEW YORK**
- **CUSTOMER SERVICE FOCUSED**
- **VARIETY OF BRANDS AT UNBEATABLE VALUES**

**Press Announcement
March 27, 2025**




GREECE RIDGE

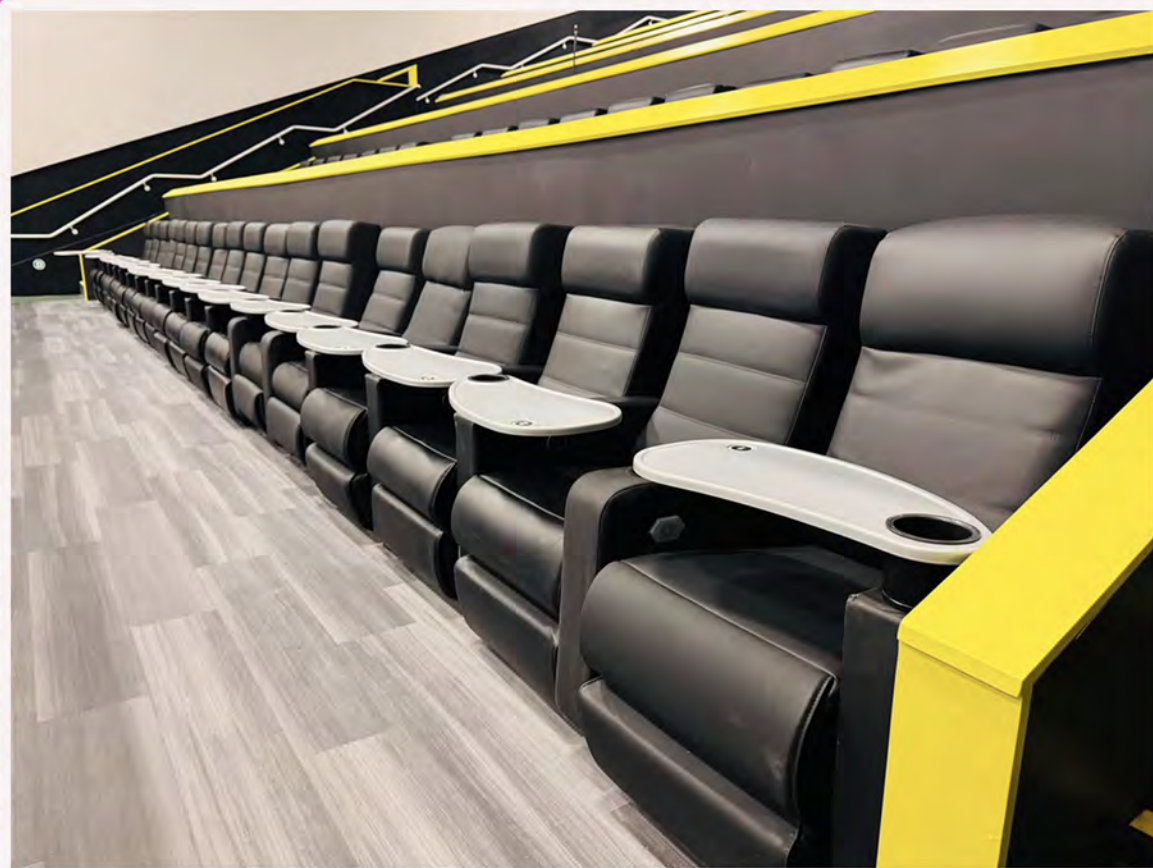
**A FAMILY OWNED & OPERATED BUSINESS
FOR OVER 100 YEARS. BOSCOV'S IS A
FULL SERVICE DEPARTMENT STORE
FOCUSED ON VALUE. IT WILL HAVE A
WIDE RANGE OF DEPARTMENTS
INCLUDING FURNITURE, TOYS AND A
BARGAIN OUTLET.**



GREECE RIDGE

apple cinema

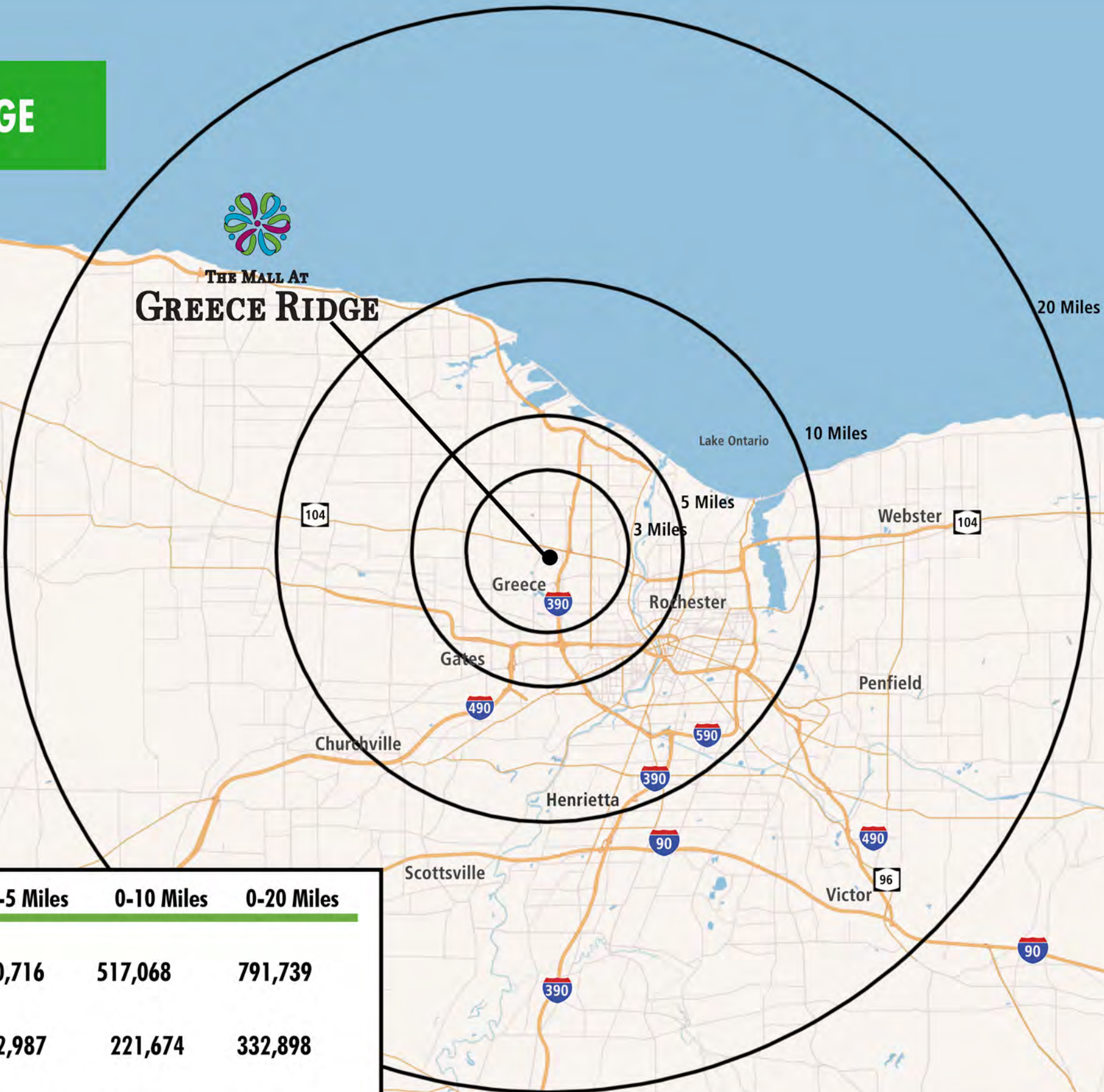
ACX SCREEN X



APPLE CINEMA OPENED MARCH 2025

- NEXT GENERATION ENTERTAINMENT EXPERIENCE
- SEAMLESS MONITOR PROJECTION
- 16 CHANNEL AUDIO SYSTEM FOR STATE-OF-THE-ART SOUND

THE MALL AT GREECE RIDGE

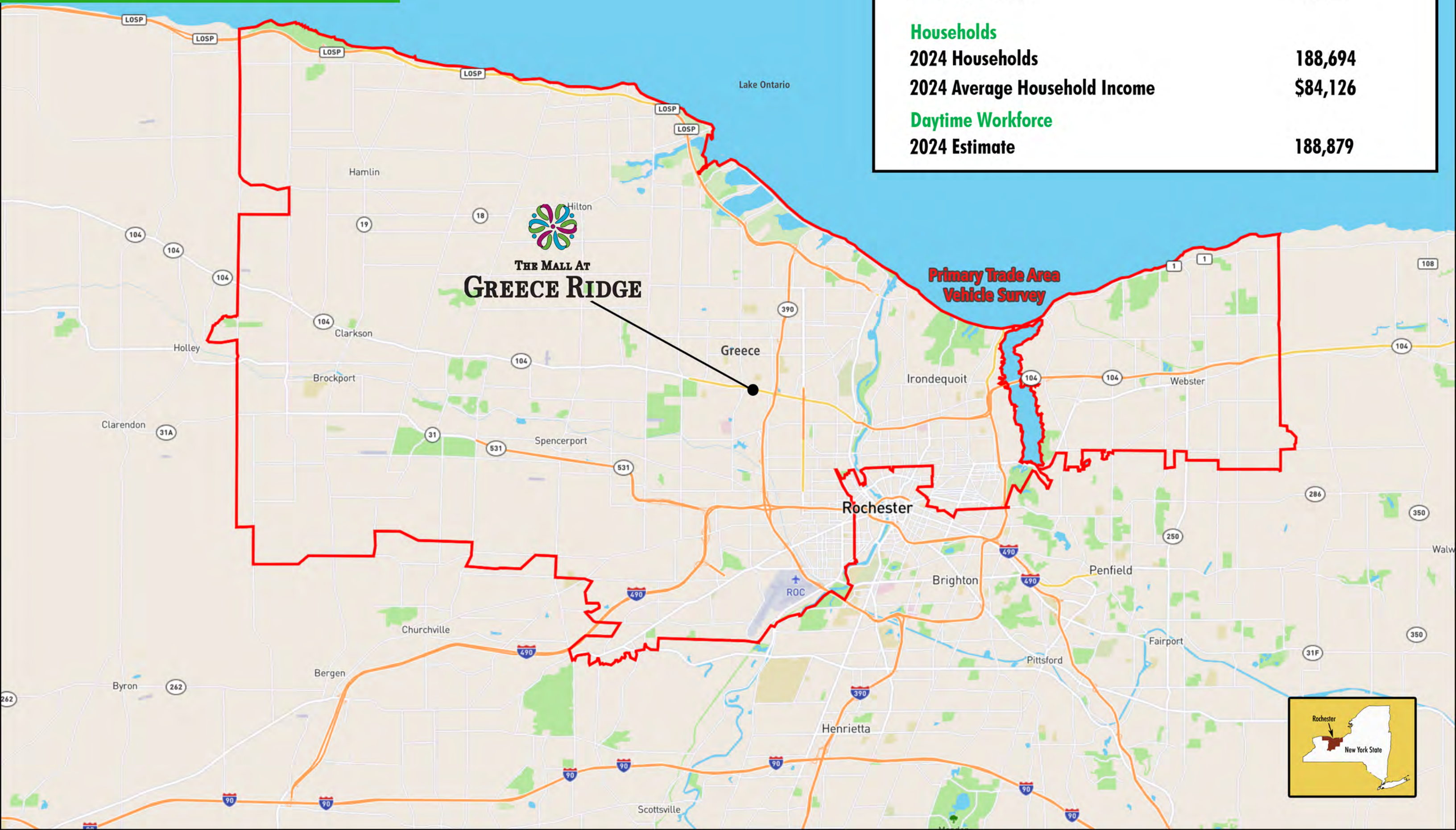


Mall at Greece Ridge	0-3 Miles	0-5 Miles	0-10 Miles	0-20 Miles
Population				
2024 Estimate	79,414	220,716	517,068	791,739
Households				
2024 Estimate	34,758	92,987	221,674	332,898
2024 Average Household Income				
	\$83,609	\$77,057	\$84,398	\$98,158
Daytime Workforce				
2024 Estimate	49,615	124,020	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 CLOSET
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
apple cinemas
KAY JEWELERS
THE CHILDREN'S PLACE
TARGET
ZALE'S
Marshall's
Lids
JCPenney
EXPRESS
FYE
ARDENE
Burlington
rue21
claire's
HOT TOPIC
Charlotte Russe
Wetzel's Pretzels
PINK
SHOE DEPT. ENCORE
SNEAKERS
LOFT
zumiez
LANE BRYANT
DTLR
Coming Soon
Boscov's
ULTA BEAUTY
Michael's
JD
Foot Locker
tropical CAFE
CHAMPS SPORTS
WING-STOP
DUNKIN' DONUTS
Tim Hortons
DiBella's Subs

AspenDental
LONGHORN STEAKHOUSE
LA FITNESS

Olive Garden
Applebee's
Silo Brunch Bar

DUNKIN' DONUTS
Tim Hortons
Burger King
DiBella's Subs

Mt. Read Boulevard 16,003 ADT

Mt. Read Boulevard 19,227 ADT

I-390 47,765 ADT

I-390

I-390 87,269 ADT

Ridgeway Ave 19,562 ADT

Ridgeway Ave 20,744 ADT

Elmgrove Road 13,347 ADT

Ridge Road W 21,561 ADT

Long Pond Road 25,052 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

BARNES & NOBLE

DICK'S
SPORTING GOODS

Coming Soon
Boscov's

OLD NAVY

TARGET

jcpenny

petco

CORELIFE
EATERY

McDonald's

ULTA

Marshalls

Michael's

Panera
BREAD

Holmes Road
Elementary School

apple
cinemas

DMV

Burlington

goodwill

BTB

Red Robin
GOURMET BURGERS AND BEWS

tropical CAFE
SMOOTHIE

Taichi
KOREAN BBQ STEAKHOUSE

KING CRAB

WING-STOP

SHAKE SHACK

STATISTICS	
Department Stores	
Apple Cinemas	60,265 SF
JCPenney	160,292 SF
Bosco's	150,172 SF
Target	124,500 SF
Total	495,229 SF
Major Tenants (Greater than 20,000sf)	
Michaels	26,535 SF
World Gym	26,794 SF
Marshalls	32,074 SF
Vacant	41,976 SF
Dick's	57,600 SF
Barnes & Noble	22,443 SF
Burlington	24,791 SF
Goodwill	34,112 SF
Total	266,325 SF
Small Shop Retail	375,622 SF
TOTAL G.L.A.	1,137,176 SF
Non-Retail Mall Area	237,973 SF
Total Project Building Area	1,375,149 SF

PRELIMINARY DRAFT
FOR DISCUSSION PURPOSES ONLY



REVISIONS:

LANDLORD NEITHER REPRESENTS NOR
WARRANTS THAT THE TENANTS NAMED
HEREIN ARE CURRENTLY OCCUPYING
THE SHOPPING CENTER LATTER AS SHOWN
ON THE PLAN OR OTHERWISE. SQUARE
FOOTAGE SHOWN ON THIS PLAN WILL BE
LEASE DOCUMENT.

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

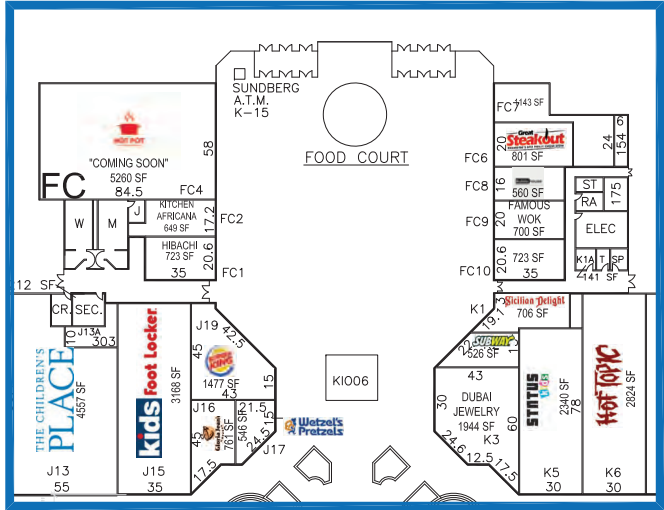


GREEKERIDGE CENTER
GREECE, NEW YORK
REDEVELOPMENT SITE PLAN

S-1

DATE: 8-6-2025
SCALE: 1"=150'
DRAWN BY: CAJ

FILE: 02mirato



LEASE LINES SHOWN BETWEEN EXISTING AND PROPOSED TENANTS. LEASE LINES MAY BE DIFFERENT FROM THE SHOWN ON THIS PLAN WILL OCCUPY SPACE IN THE SHOPPING CENTER EITHER AS SHOWN OR AS A RESULT OF A FUTURE REVISION. FOOTAGE SHOWN ON THIS PLAN WILL BE VERIFIED PURSUANT TO A DEFINITIVE LEASE DOCUMENT.

THE MALL AT GREECE RIDGE - ROCHESTER, NEW YORK

LEASE PLAN