



The Shops
at Greece Ridge

GREECE RIDGE CUSTOMERS ARE

The Shops
at Greece Ridge



**CORE OUTLET
SHOPPERS**



**Come from
MIDDLE-INCOME
HOUSEHOLDS**

**With a
VALUE-CONSCIOUS MINDSET**

Due to this we are
TRANSFORMING the center with a focus on



**AFFORDABLE
SHOPPING**
(Factory, Outlets, Discount)

The Shops
at Greece Ridge

Family
RESTAURANTS



Innovative
ENTERTAINMENT
(Apple Cinemas)

LOCATION

- **HIGHEST POPULATION DENSITY IN MARKET**
(NEARLY 20% HIGHER THAN ANY OTHER ZIP CODE)
- **EASY ACCESS FROM EXPRESSWAY 390 – 1/2 Mile from Exit**
- **ON ROUTE 104 - THE #1 BUSIEST STATE ROUTE IN THE MARKET**
- **5,200 FEET (APPROX. 1 MILE) OF FRONTAGE ON W. RIDGE RD. & LONG POND**
(OVER 70k VEHICLES PER DAY)

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The Shops at Greece Ridge offers the right blend of value, visibility, and variety.



Boscov's

DICK'S
SPORTING GOODS

BARNES
& NOBLE

OLD NAVY

ULTA
BEAUTY

AÉROPOSTALE
FACTORY STORE



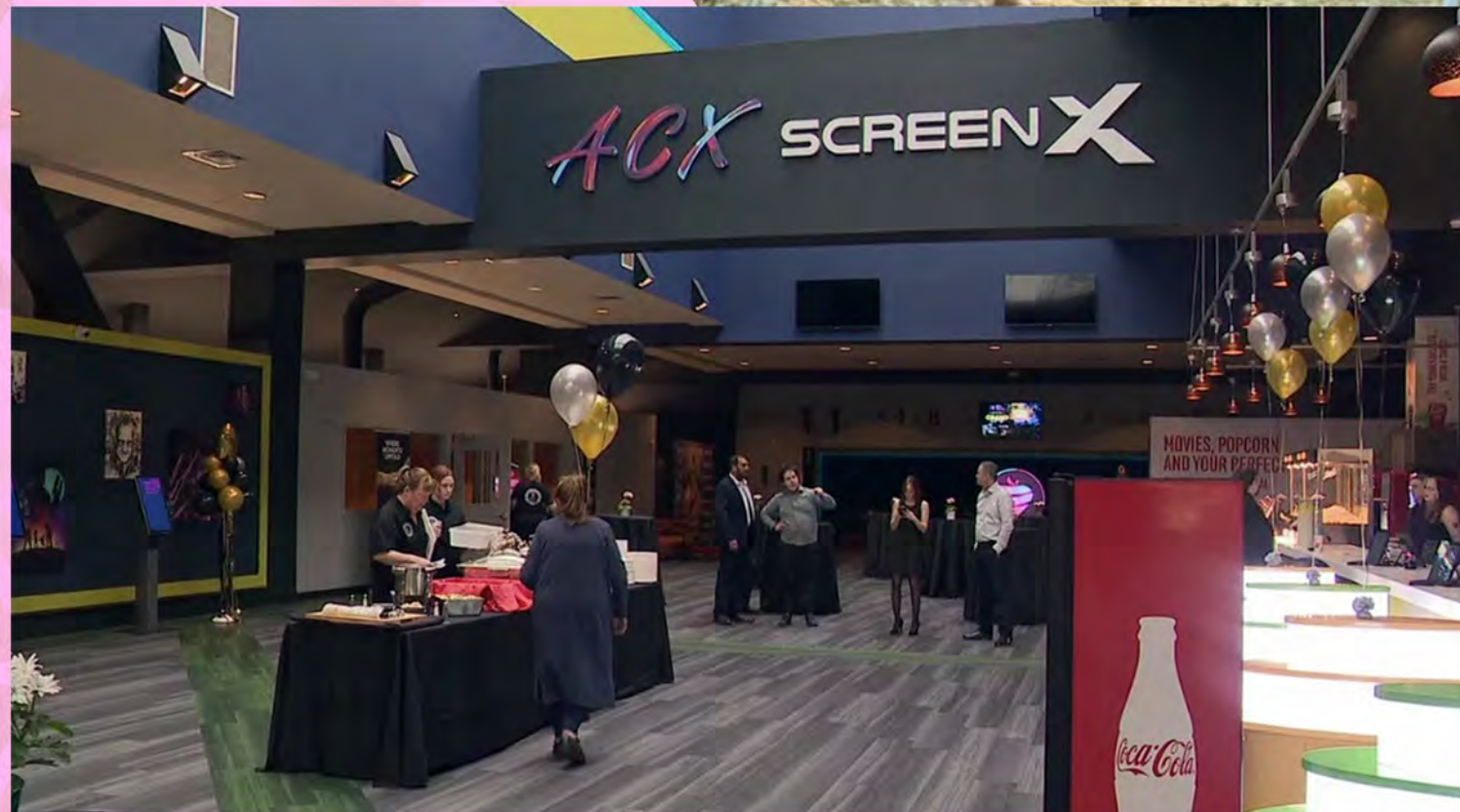
**charlotte
russe**

Marshalls

Burlington

APPLE CINEMAS OPENED MARCH 2025

- **NEXT GENERATION ENTERTAINMENT EXPERIENCE**
- **SEAMLESS MONITOR PROJECTION**
- **16 CHANNEL AUDIO SYSTEM FOR STATE-OF-THE-ART SOUND**
- **SCREEN X MULTI-SCREEN DISPLAY**





BOSCOV'S OPENING DAY



OPENED OCTOBER 30th 2025

• **FIRST LOCATION IN WESTERN NEW YORK**

• **CUSTOMER SERVICE FOCUSED**

• **VARIETY OF BRANDS AT UNBEATABLE VALUES**

• **#1 GRAND OPENING IN BOSCOV'S 111 YEARS OF OPERATION**

• **CUSTOMERS CAME FROM BEYOND OUR TRADE AREA, INCLUDING CANADA AND OTHER STATES.**

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The Shops at Greece Ridge Distance to Nearest Outlet Centers



The average travel time for outlet shoppers is 45 minutes.
Rochester hosts a dense population not adequately served by current outlets.

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Greece Ridge Drive Time	5 mins	15 mins	25 mins	35 mins	45 mins
Population					
2025	13,507	340,753	664,150	815,419	943,893
Households					
2025 Households	6,314	147,802	281,597	343,328	396,073
2025 Average Household Income	\$79,502	\$75,052	\$92,031	\$98,606	\$98,278
Education					
Bachelors Degree or Higher	29.36%	29.73%	38.54%	40.18%	38.67%
Age					
25 - 64	49.54%	51.64%	50.06%	49.81%	49.51%

The current Greece Ridge frequency is 8.42 visits/year.

The typical outlet shopper visits an outlet 2-4 times a year.

Future Upgrades



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Artistic Rendering

Future Upgrades



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Artistic Rendering

COLUMN ENCLOSURE,
TYPICAL 20 LOCATIONS