



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



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AFFORDABLE SHOPPING

(Factory, Outlets, Discount)

Family RESTAURANTS



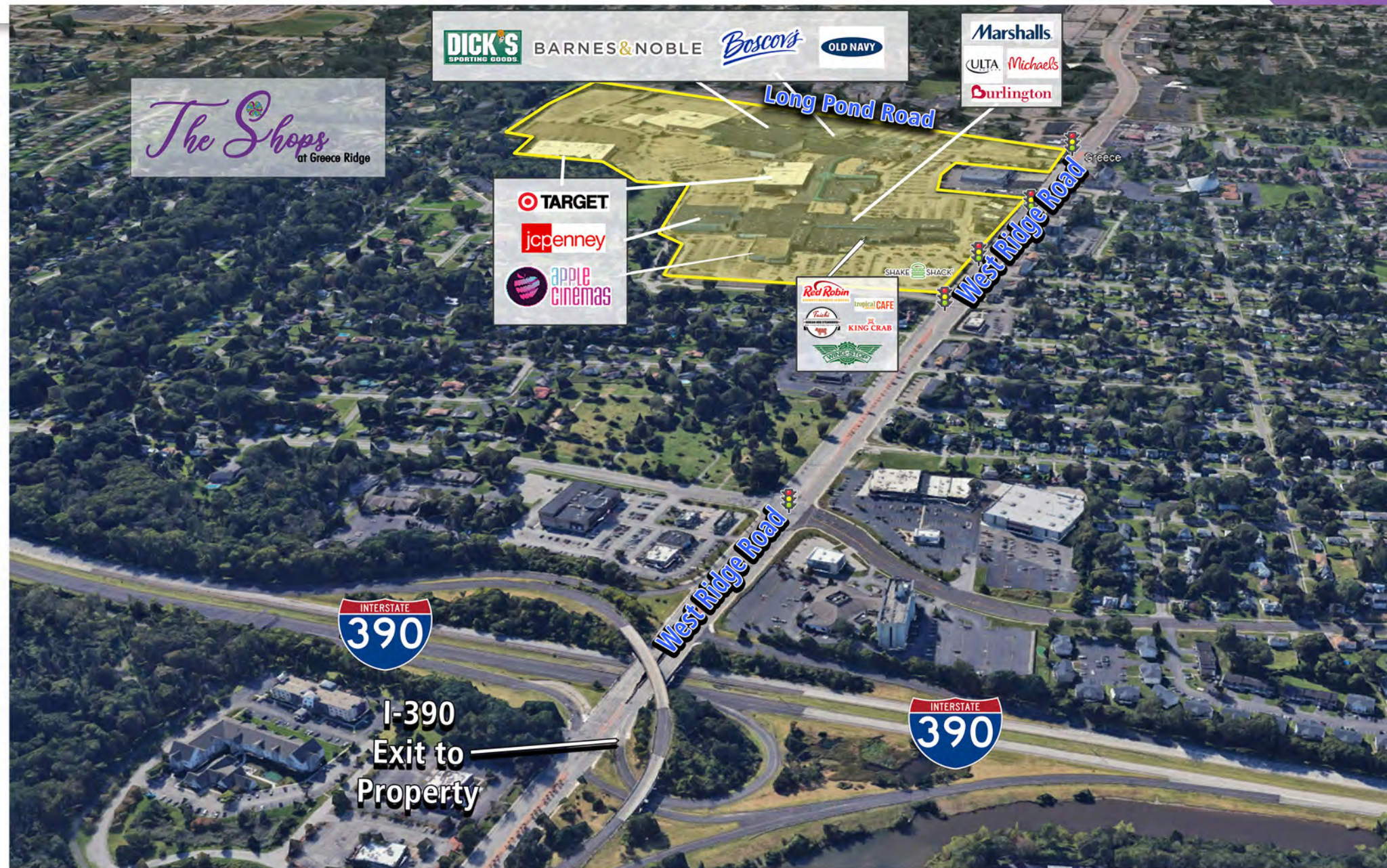
Innovative ENTERTAINMENT

- **Apple Cinemas**
- **Indy Kart Entertainment**
Including Raceway, Duckpin Bowling, Arcades, Lucky Putt and Restaurant

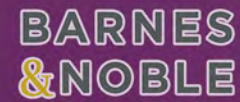
LOCATION

- **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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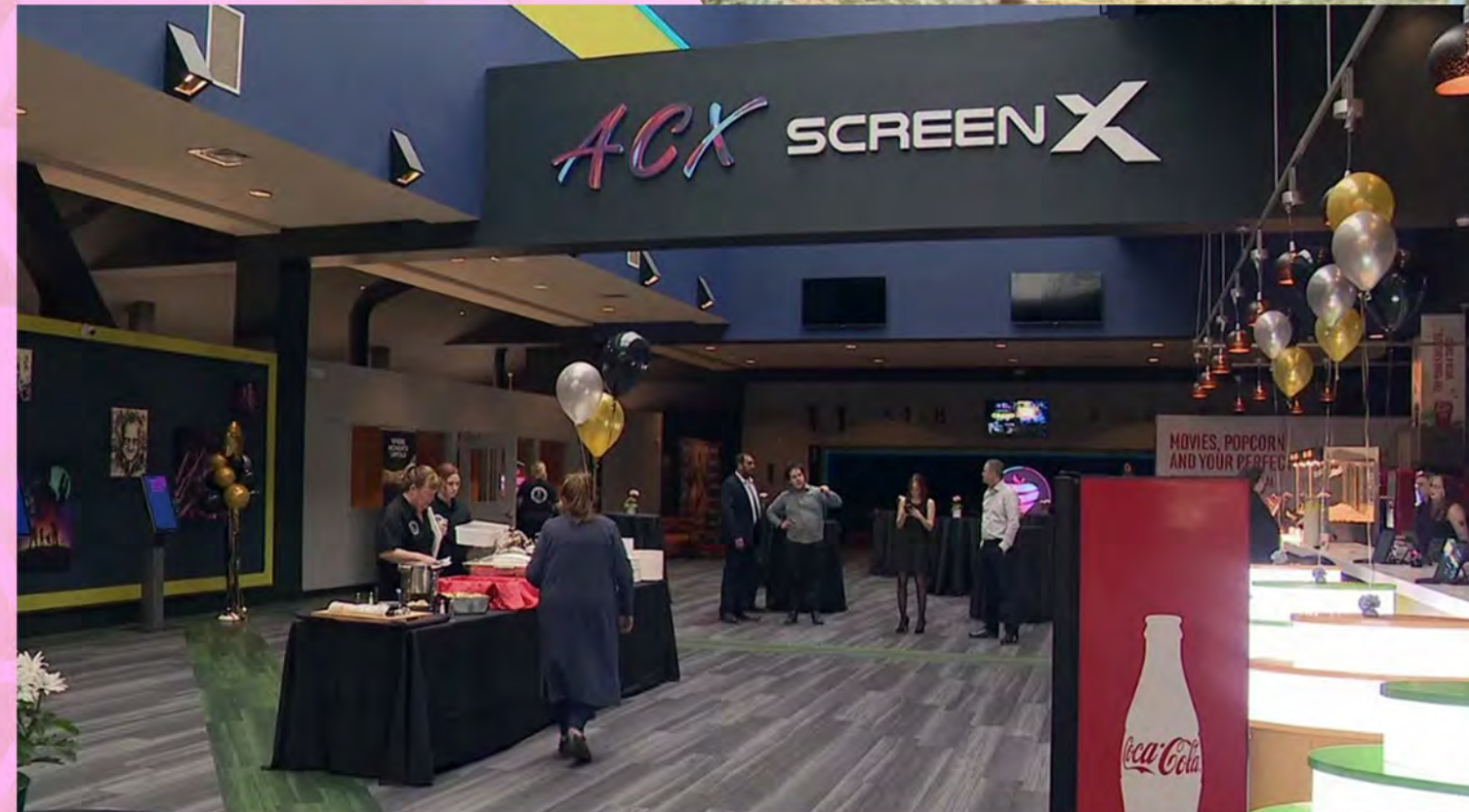


The Shops at Greece Ridge offers the right blend of value, visibility, and variety.



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**



Bosco's



**BOSCOV'S
Interior**



Boscov's first Western New York location set an all-time grand opening sales record after 111 years in business.

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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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The current Greece Ridge frequency is 8.42 visits/year.
The typical outlet shopper visits an outlet 2-4 times a year.

Greece Ridge	0-3mi	0-5mi	0-10mi	0-20mi	0-30mi
Population					
2025 Population	82,551	218,760	511,841	785,610	950,209
Households					
2025 Households	36,173	92,332	219,775	330,693	398,768
2024 Average Household Income	\$79,890	\$75,532	\$84,533	\$98,463	\$98,357
Education					
Bachelors Degree or Higher	27.96%	25.64%	35.01%	21.70%	21.61%
Age					
25 - 64	50.18%	50.42%	51.01%	54.84%	54.53%

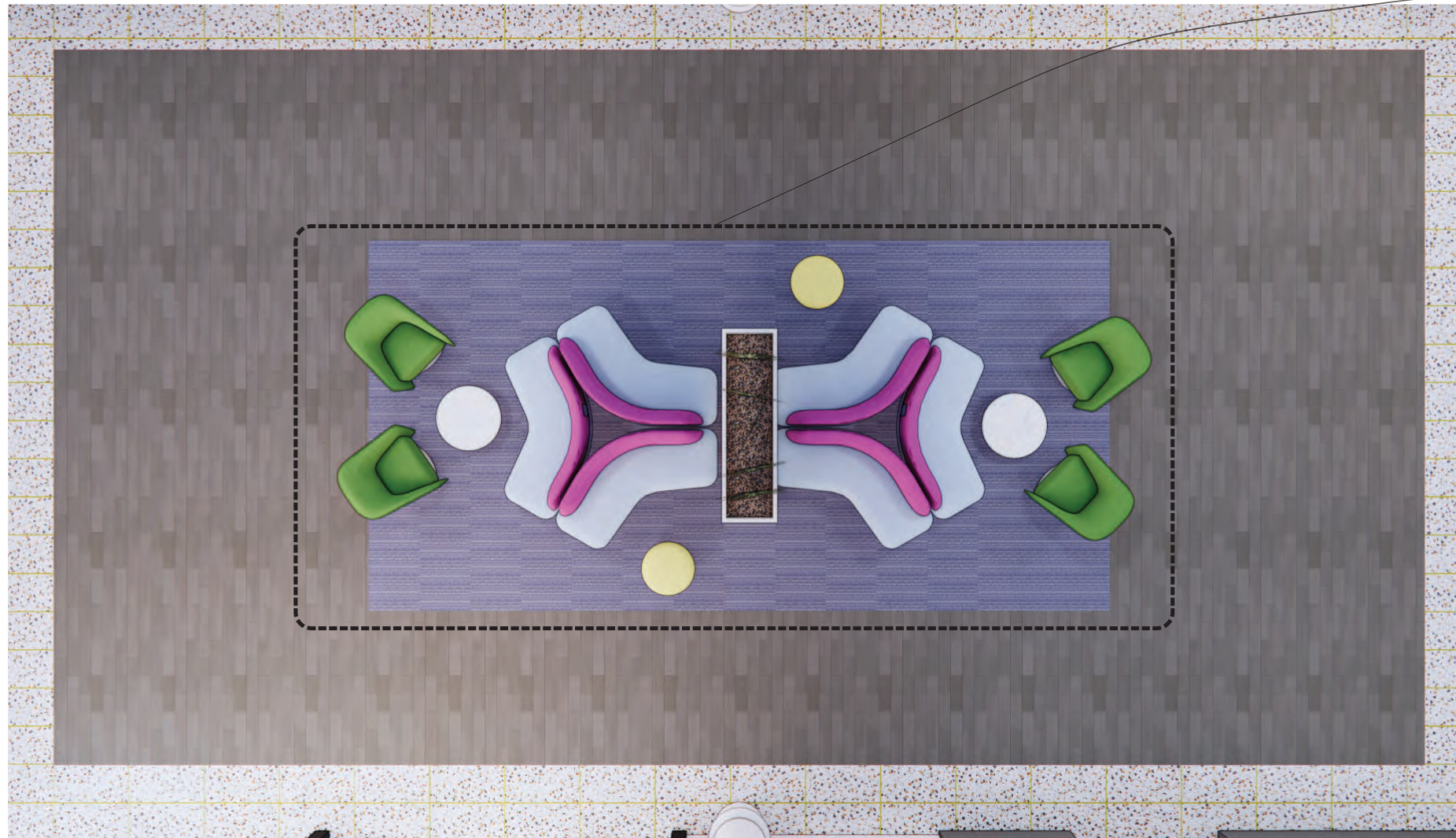
Future Upgrades



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Artistic Rendering

Future Upgrades - Phase 1



SEATING PLAN



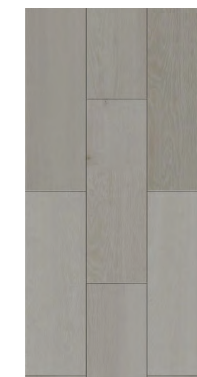
TILE AND CARPET PLAN



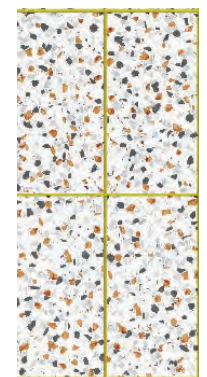
DAVIS
Q5 - SERIES



SHAWCONTRACT: RADIANT
24" X 24"



DALTILE: WHITE OILED TIMBER
6" X 24"



DALTILE: SIROCCO TERRAZZO
12" X 24"