



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



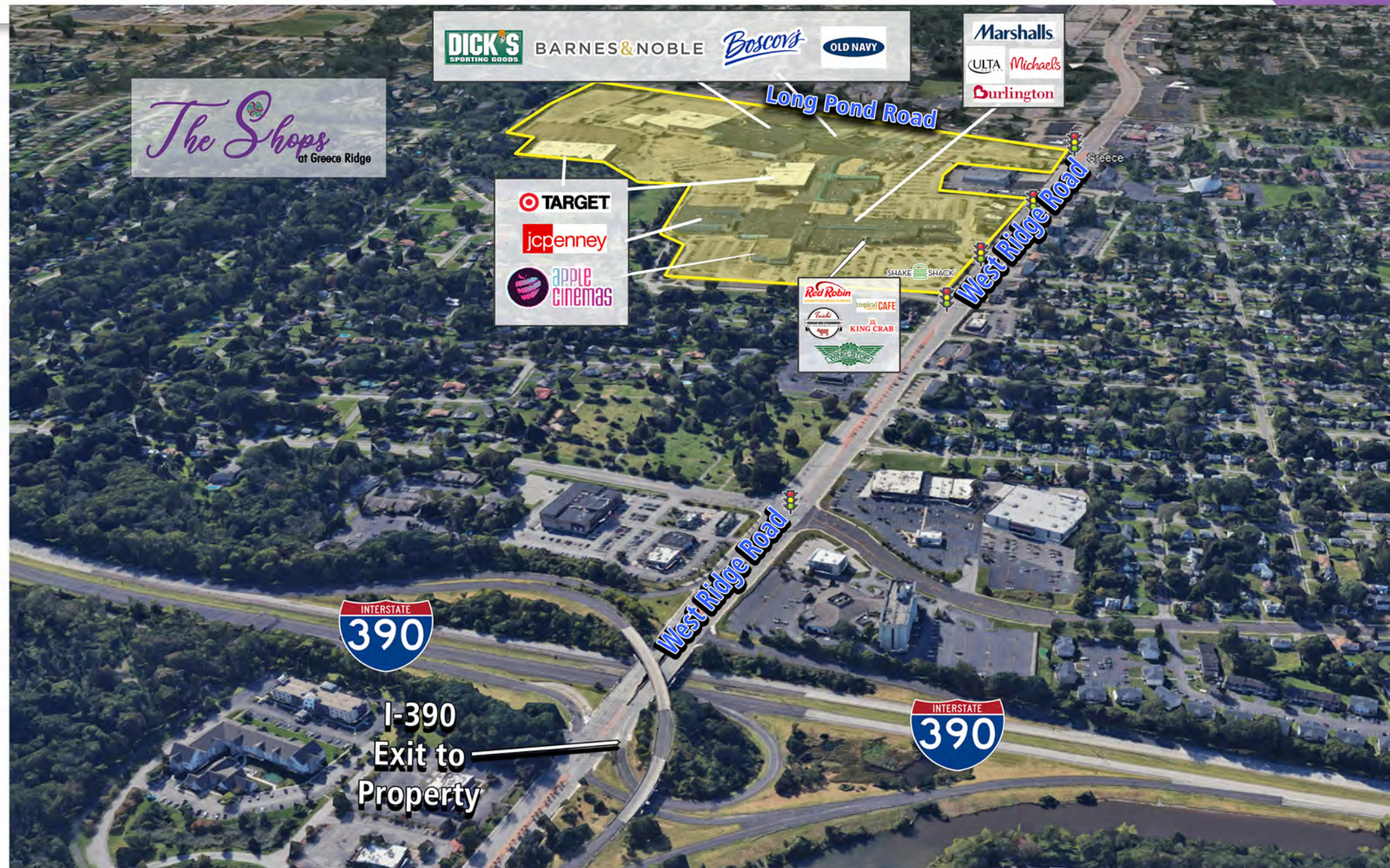
Innovative
ENTERTAINMENT

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

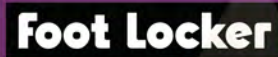
LOCATION

- **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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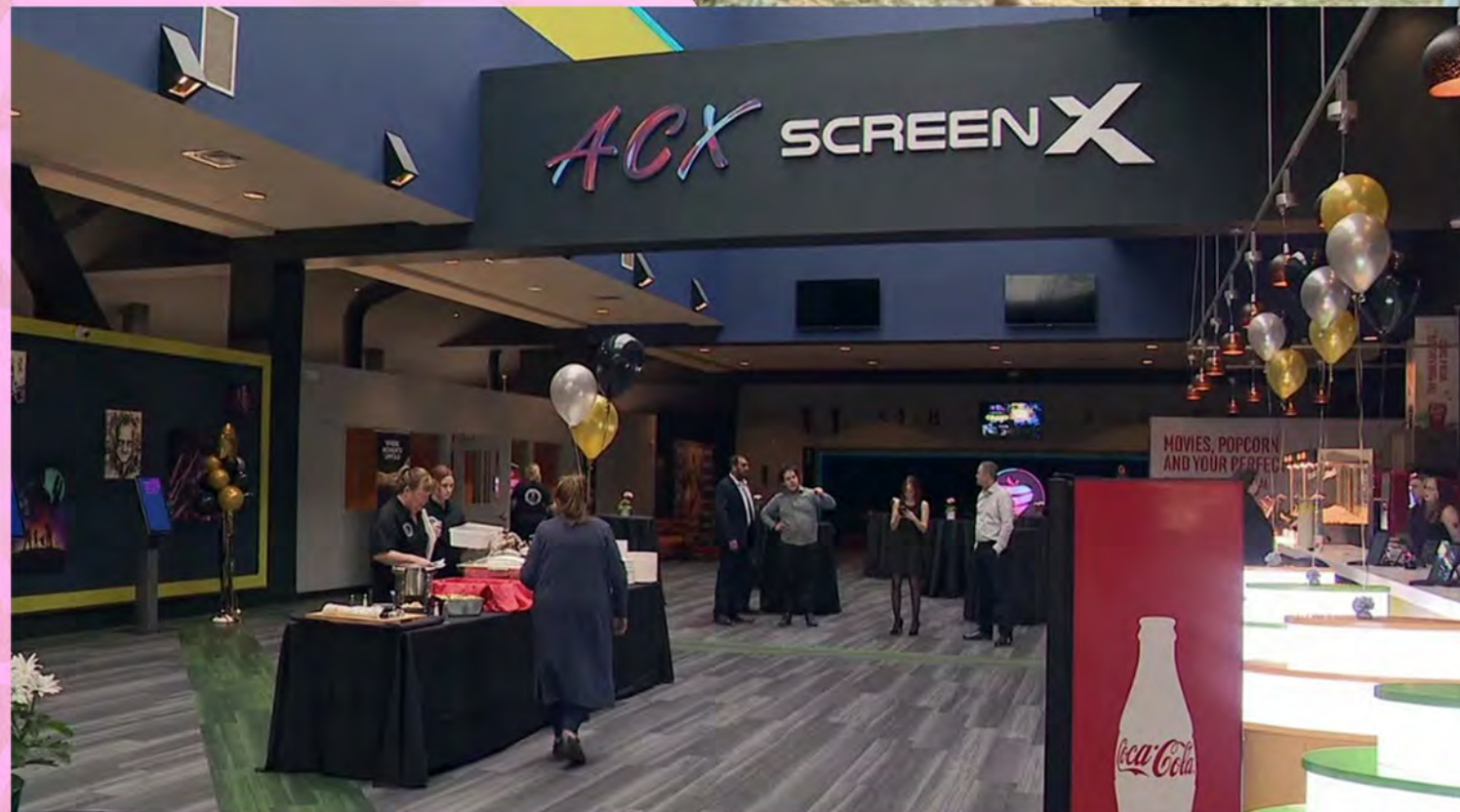


The Shops at Greece Ridge offers the right blend of value, visibility, and variety.



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**



The Shops
at Greece Ridge

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

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.

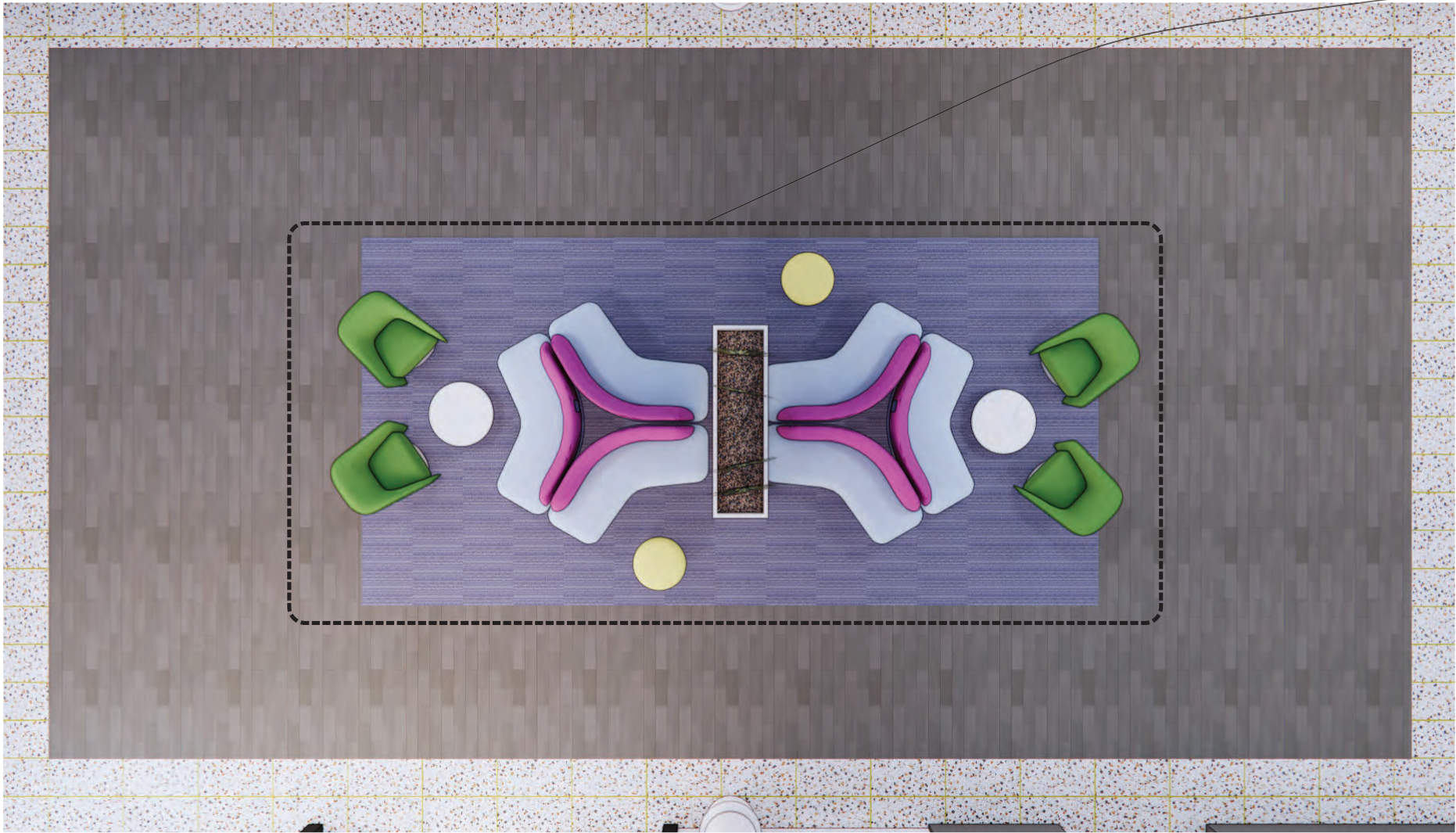
The typical outlet shopper visits an outlet 2-4 times a year.

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%

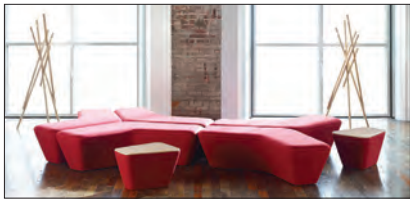
Future Upgrades



Future Upgrades - Phase 1



SEATING PLAN



DAVIS
Q5 - SERIES



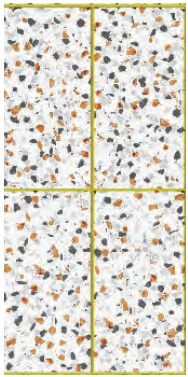
TILE AND CARPET PLAN



SHAWCONTRACT: RADIANT
24" X 24"



DALTILE: WHITE OILED TIMBER
6" X 24"



DALTILE: SIROCCO TERRAZZO
12" X 24"