



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)

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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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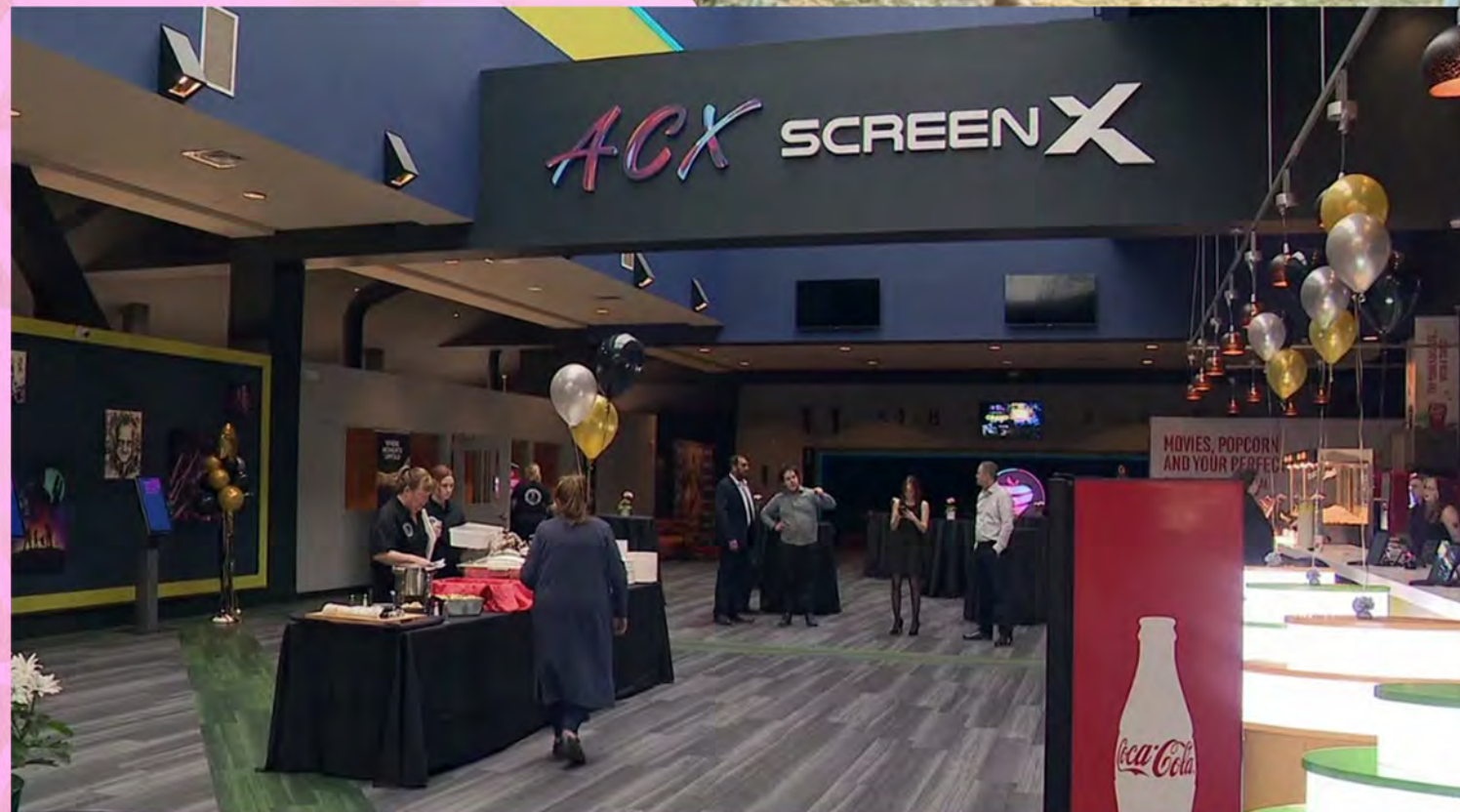


The Shops at Greece Ridge offers the right blend of value, visibility, and variety.



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



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Boscov'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.

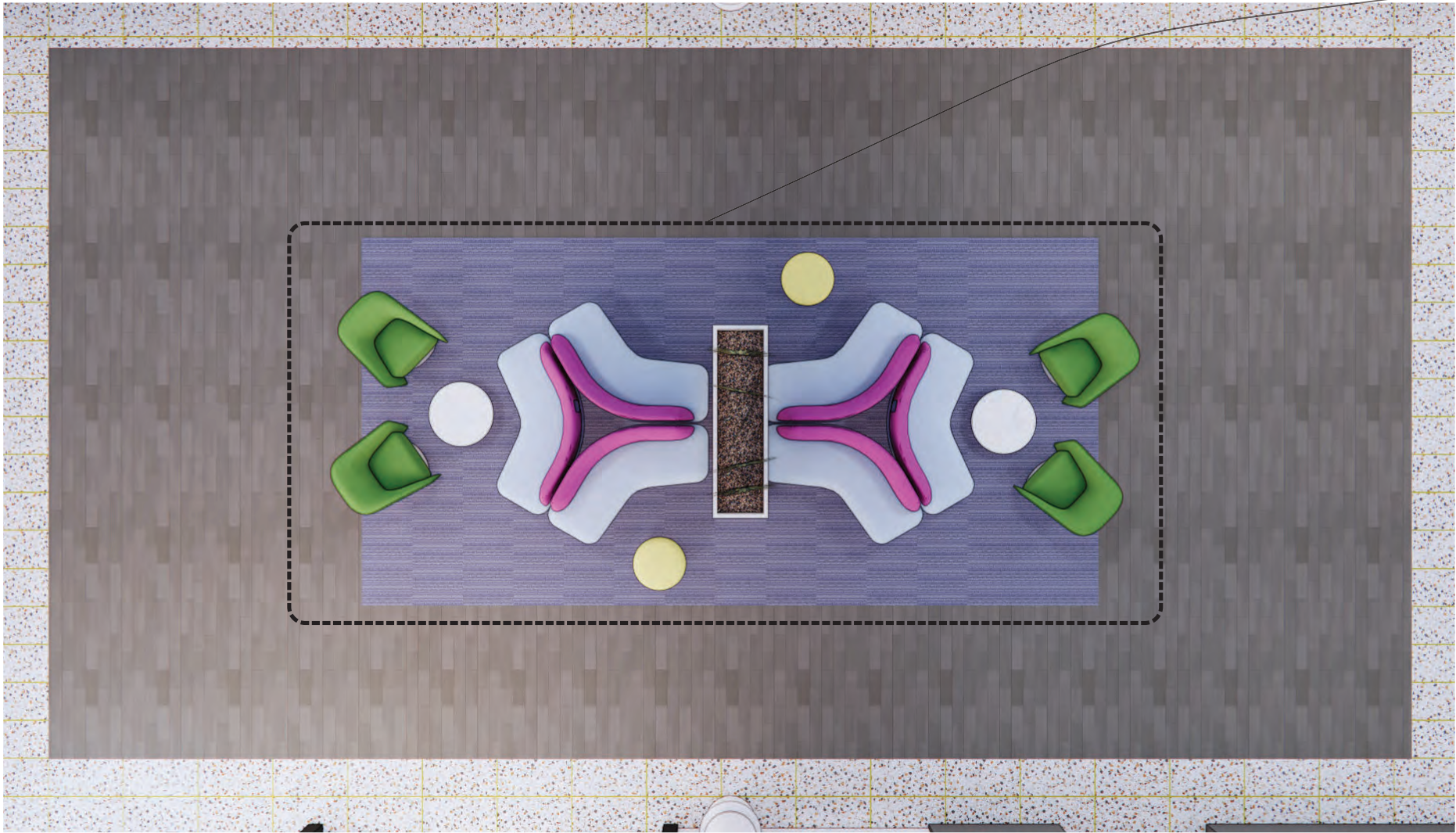
The typical outlet shopper visits an outlet 2-4 times a year.

Greece Ridge	0-3 Miles	0-5 Miles	0-10 Miles	0-20 Miles	0-30 Miles
Population					
2026 Population	76,757	219,209	514,452	791,559	957,259
Households					
2026 Households	34,659	92,662	221,077	333,723	402,265
Average Household Income	\$90,339	\$85,499	\$94,998	\$110,007	\$109,538
Education					
Bachelor's Degree or Higher	27%	26%	36%	41%	40%
Employment					
Number of Employees	45,894	108,930	324,448	480,223	547,800

Future Upgrades



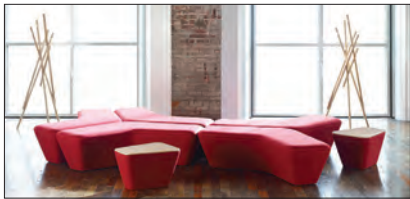
Future Upgrades - Phase 1



SEATING PLAN



TILE AND CARPET PLAN



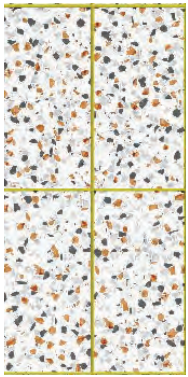
DAVIS
Q5 - SERIES



SHAW/CONTRACT: RADIANT
24" X 24"



DALTILE: WHITE OILED TIMBER
6" X 24"



DALTILE: SIROCCO TERRAZZO
12" X 24"