

FOR SALE OR LEASE: VICTOR PITTSFORD ROAD (RT. 96) VICTOR, NEW YORK



FOR SALE: 4.6 Acres. Site has approvals in place for 19,300 SF retail building. Utilities, retaining wall, signalized light and site work are complete. Project also has architectural review approvals.

FOR LEASE: New Construction. 19,300 SF at proposed Valentown Plaza adjacent to Longhorn Steakhouse & Uno Chicago Bar & Grill. Projected occupancy Fall 2010.

TRAFFIC: I-490: 25,000 est. ADT & Rte. 96: 30,000 est. ADT.

LOCATION: Victor is the fastest growing area of Greater Rochester and the most affluent. The current demographics do not yet reflect the growing residential population or the increased business'.

There is over 2 million sq. ft. of existing office space within 2 miles of this site and 3.9 million sq. ft. within 5 miles. Highpoint Business Park is building a 300,000 sq. ft. of Class "A" office adjacent to the proposed site. Highpoint has leased 100,000 sq. ft. for corporate office to Constellation Brands, which is the largest wine producer by volume in the world.

The 1.27 million sq. ft. Eastview Mall is the largest Mall in the Rochester area anchored by Lord & Taylor, Kaufmann's, The Bon-Ton, JCPenney, Sears and soon to be joined by Nordstrom's. Eastview Mall has undergone a significant lifestyle/restaurant court addition while considerably expanding their current retail generators including LL Bean in 2010. The addition of Benderson Development's proposed 323,000 sq. ft. retail development will feature a Wal-Mart Superstore and Kohl's.



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