

PARMA PLACE

5017 West Ridge Road
Spencerport, NY 14559



PROPERTY DESCRIPTION

New construction in 2010, this building in excellent condition. The plaza is anchored by Dunkin' and has a diverse mix of local co-tenants. Endcap space is available for lease, as well as the small inline unit next to it. Pylon and store signage is available for visibility from the street.

LOCATION DESCRIPTION

This property is located one off of a signalized intersection at Route 259 & Route 104, in Spencerport, NY, a suburb on the west side of the Rochester, NY MSA. The intersection is 1.5 miles north of the Village of Spencerport. Traffic count on Route 104 is 13,154 AADT. Parma Place is almost fully leased, with Dunkin' Donuts anchoring the building. Other tenants include a fitness and group exercise tenant, florist, and a nail salon.

PROPERTY HIGHLIGHTS

- Ample parking
- Pylon signage
- High visibility from the street
- Newer construction in excellent condition
- Gross Lease

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	246	14,341	90,058
Total Population	669	38,928	233,527
Average HH Income	\$84,452	\$77,641	\$68,712

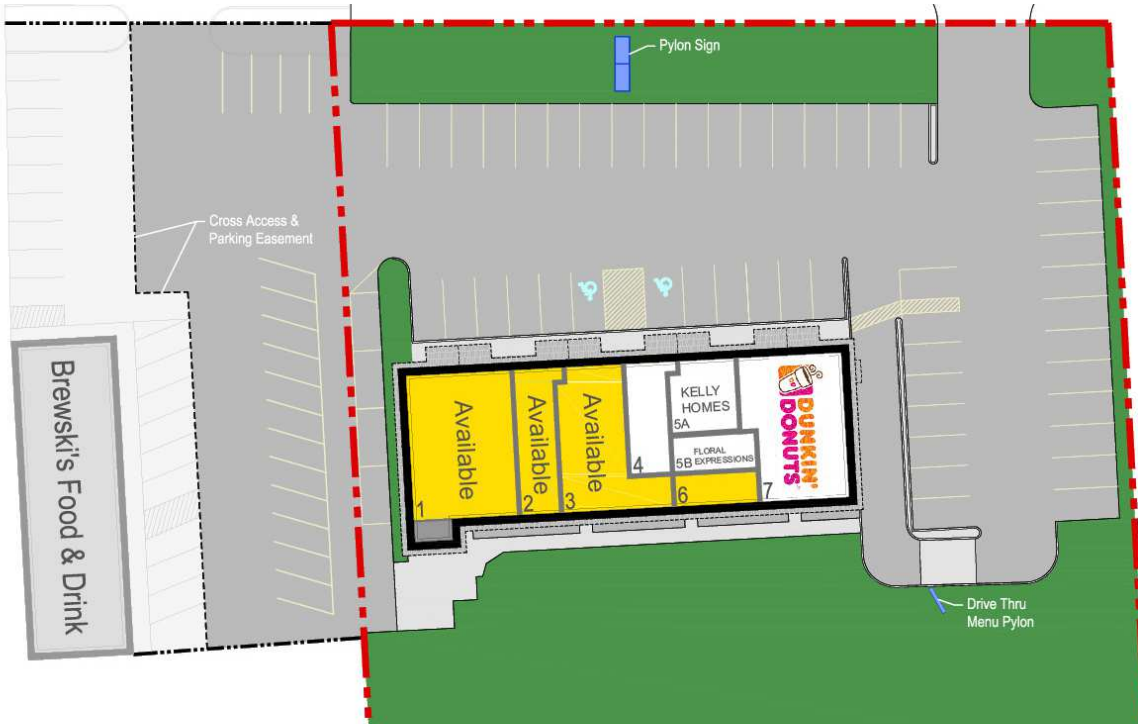


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TENANT INDEX

1. AVAILABLE.....	1,754 SF
2. AVAILABLE.....	645 SF
3. AVAILABLE.....	1,221 SF
4. AMERICAN COMPUTER SERVICES.....	550 SF
5A. KELLY HOMES.....	500 SF
5B. FLORAL EXPRESSIONS.....	353 SF
6. AVAILABLE.....	333 SF
7. DUNKIN' DONUTS.....	1,500 SF

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Space 1	Available	1,754 SF	Gross	Negotiable	Available Starting 10/1/2024
Space 2	Available	645 SF	Gross	Negotiable	Can be combined with Space 1
Space 3	Available	1,221 SF	Gross	Negotiable	Former Nail Salon. Available 11/1/2024
Space 6	Available	333 SF	Gross	Negotiable	-



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Exterior of Suite 1



Interior of Suite 1

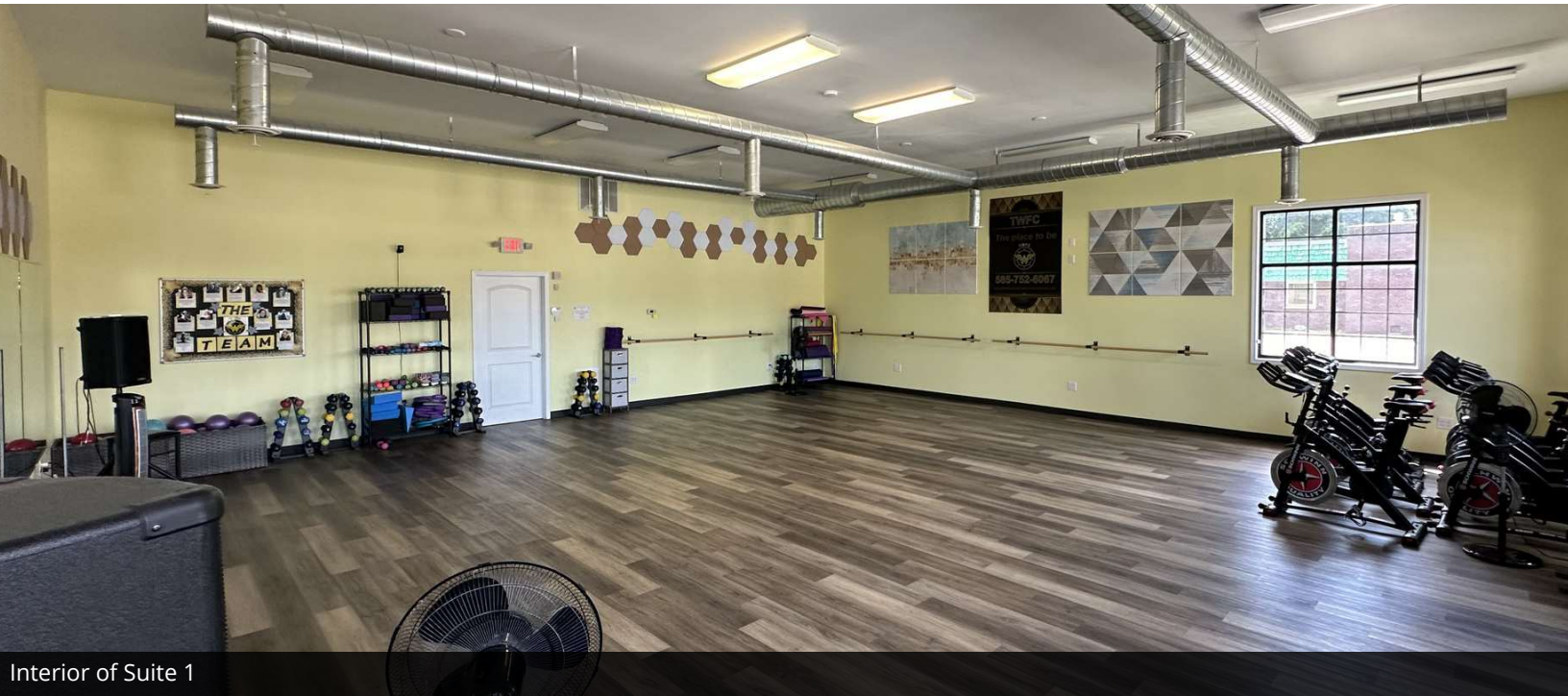


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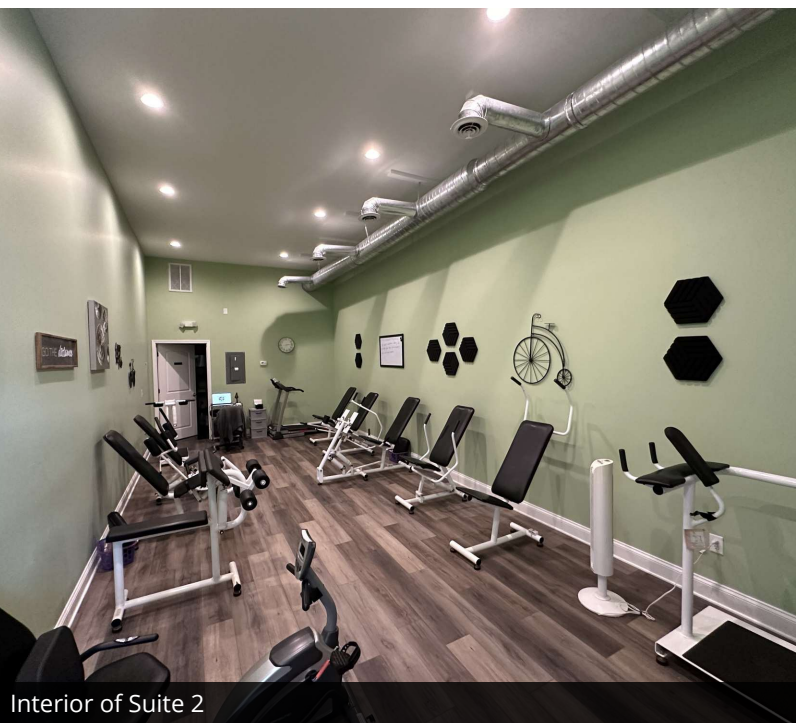


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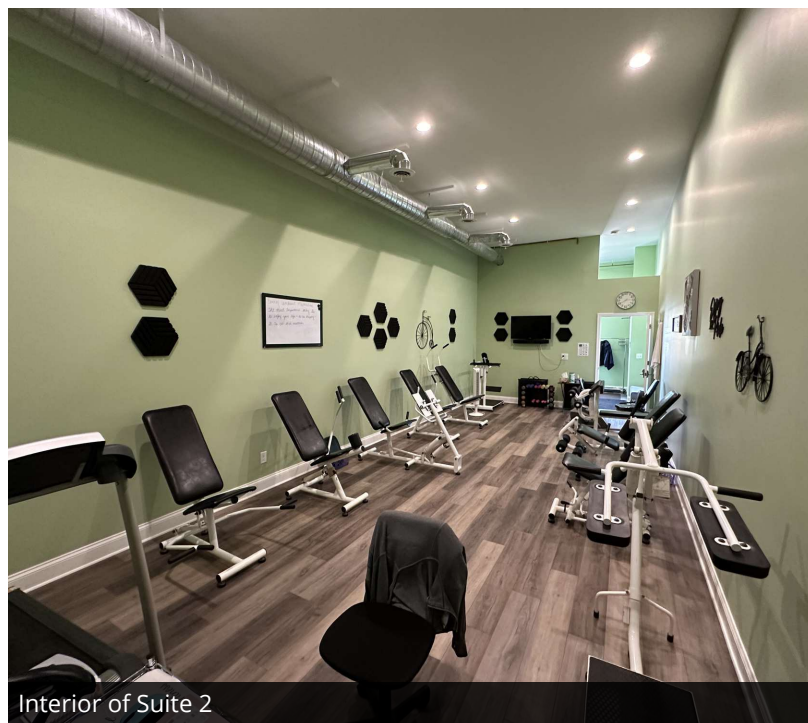
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Interior of Suite 1



Interior of Suite 2



Interior of Suite 2



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