

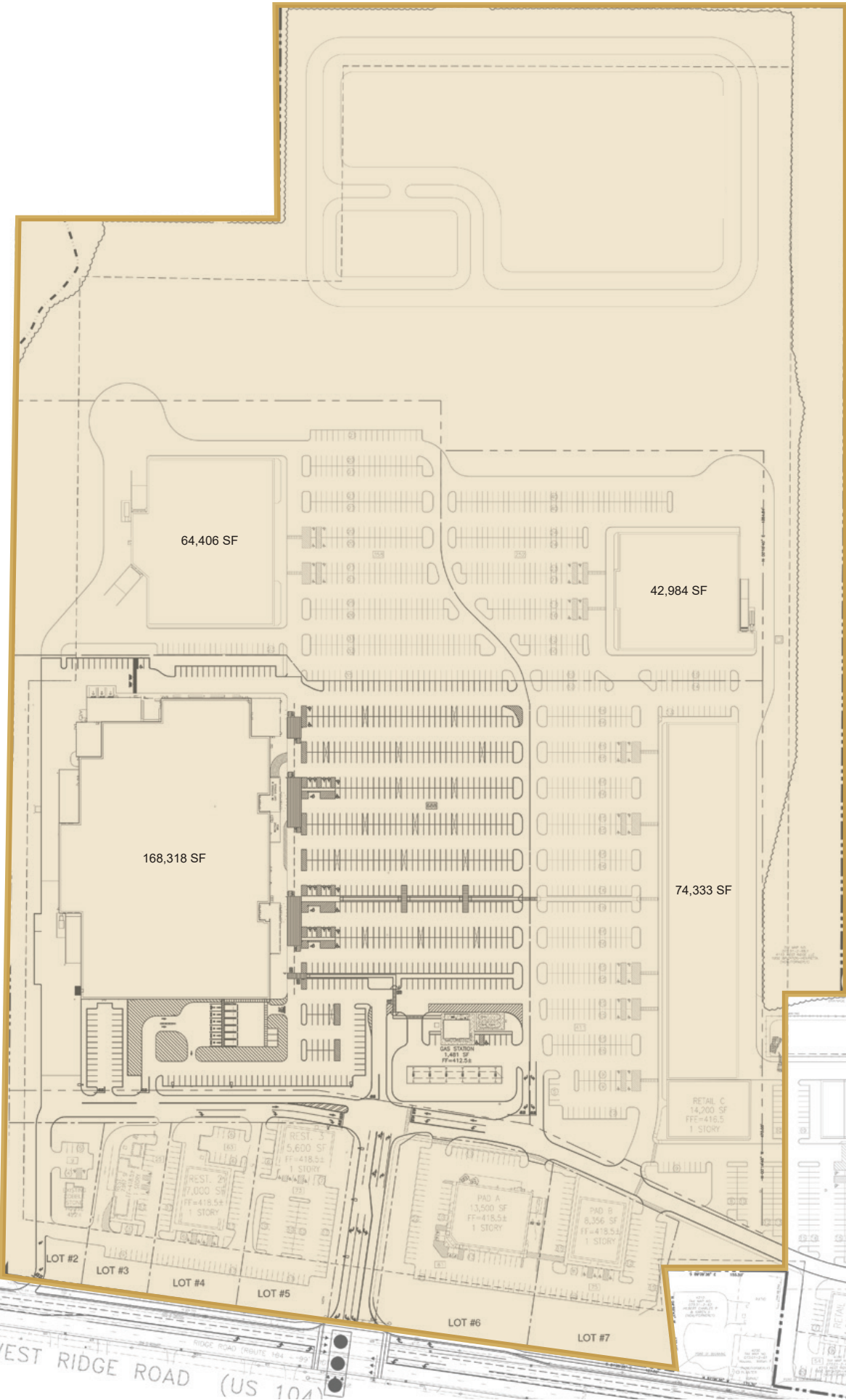
HAMPTON RIDGE



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NEW DEVELOPMENT OPPORTUNITY



HIGHLIGHTS

Location
4100 Ridge Rd West

Site Size
90 Acres

Center Size
600,000 sf - **487,000 sf Available**

Average Daily Traffic
18,651 (ADT)

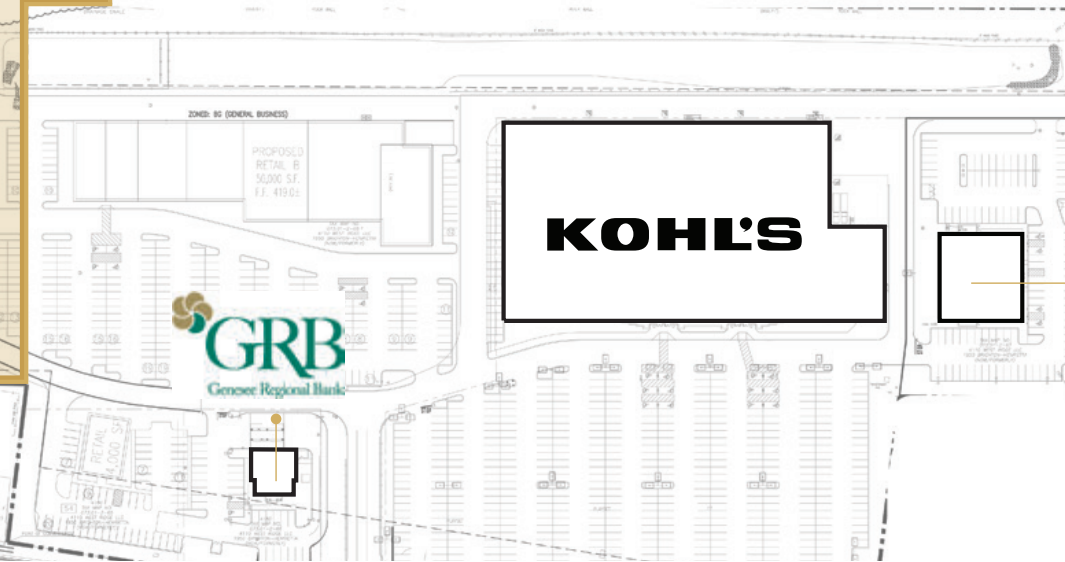
Zoning
Commercial

Area Description

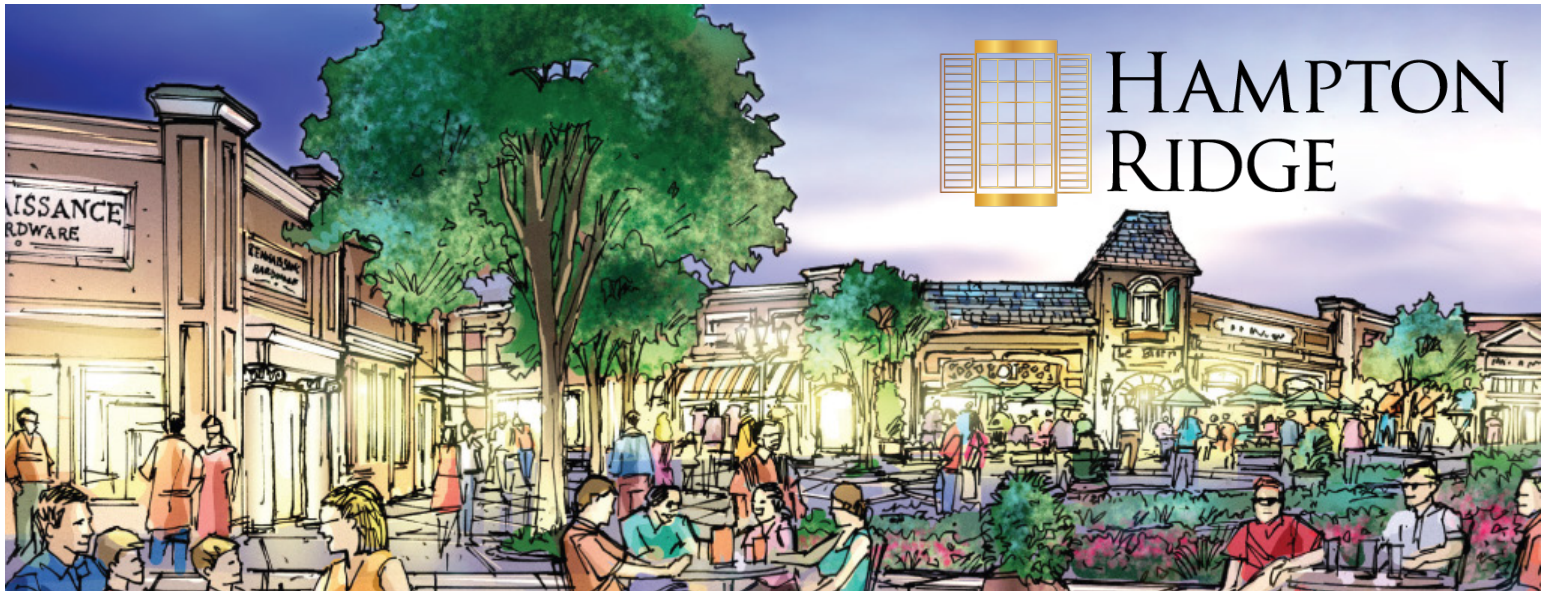
Hampton Ridge is an 89-acre retail/mixed-use center on West Ridge Road just west of Elmgrove Road in the Town of Greece. Currently the center is anchored by Kohl's and a 23,000 SF, two-story, Class A office building.

Conveniently located on a highly-trafficked main roadway, over 18,000 vehicles pass by Hampton Ridge daily. Drawing from Greece, the largest suburb in the Rochester metropolitan area, Hampton Ridge offers merchants a great regional location and ample parking.

The planned development of Hampton Ridge will increase the footprint to approximately 580,000 SF. Merchant opportunities will include big box anchors, junior anchors, specialty retail and restaurants.

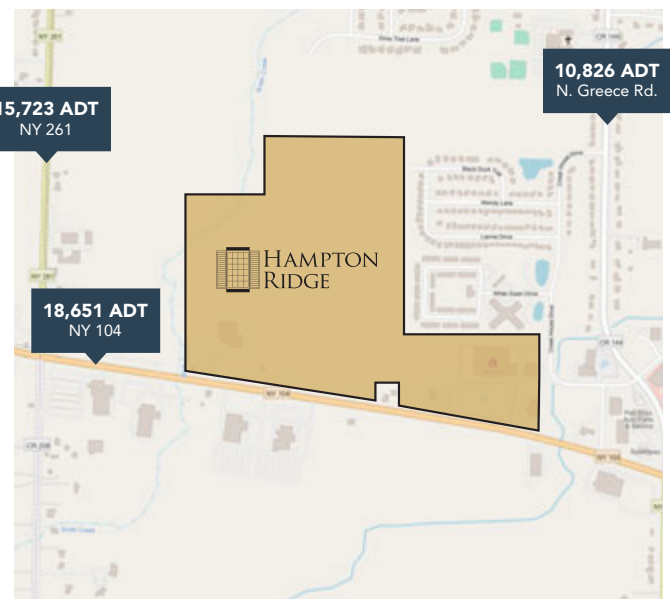


WEST RIDGE ROAD (US 104)



DEMOGRAPHICS WITHIN 5 MILES

Population:	42,498
Median HH Income:	\$63,895/year
Median Age:	45 Years
Total Households:	18,569
Education:	24% High School 13% Associates 19% Bachelors 18% Masters
Size:	5 mi ²
Crime Rate:	Very Low



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Established in 1910 as a general contractor, DiMarco Group has evolved over the years into a full service development company applying cutting-edge design and building concepts to meet 21st century real estate needs. After 100 years, our commitment to excellence is stronger than ever.

Our visionary approach includes deployment of first-rate people, practices & technologies in partnership with our clients, who benefit from the strength and experience of the DiMarco Group family of companies.

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