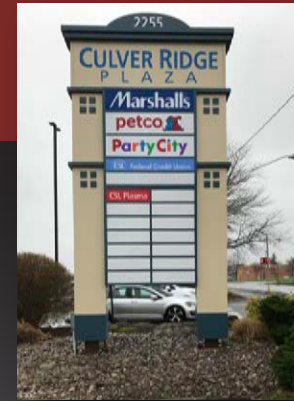


**For LEASE**

# Culver Ridge Plaza

2255 E Ridge Rd Irondequoit, NY 14622



- Culver Ridge Plaza, located at 2255 East Ridge Road in Irondequoit, New York is a 225,185 SF shopping center that is 94.6% leased.
- The center is anchored by Marshall's, Dollar Tree, Party City, and Petco, as well as a diverse mix of national and local in-line retailers and three financial institutions.
- Irondequoit is a major suburb of Rochester, located just six minutes from downtown Rochester. Within a five mile radius of the center there is a population of 256,859 people. Upscale residential neighborhoods surround the Irondequoit Bay area just to the east.
- Culver Ridge is located along East Ridge Road, at the eastern end of the retail corridor, just off the interchange of New York State Routes 104 and 590. Further west along East Ridge Road are other major retailers such as Target, Tops, Home Depot, Super Walmart, Esporta Fitness, and Planet Fitness.
- This center shares a light with Wegmans, which is directly across the street and adjacent to Eastridge High School. It is the market dominant center in the eastern part of the retail trade area.



Demographics	3 Miles	5 Miles	10 Miles
Population	99,799	258,056	572,051
Households	42,350	115,300	244,740
Ave HH Income	\$68,413	\$71,173	\$80,175

Demographics Source: SitesUSA (ReGis) 2021 Estimates



**Michael A. Smith** - Michael@LLDEnterprises.com  
Director of Leasing / Licensed Real Estate Salesperson  
585-244-3575 ext. 310

415 Park Avenue - Rochester, NY 14607

**WWW.LLDENTERPRISES.COM**

# TENANT INDEX

1	TAI CHI - BUBBLE TEA.....	1,883 SF	9	BELLA YOU BRIDAL.....	4,800 SF	18	PETCO ANIMAL SUPPLIES, INC.....	15,277 SF
1a	GOODWILL.....	1,800 SF	10	ESL FEDERAL CREDIT UNION.....	6,375 SF	19	KEY BANK.....	5,000 SF
2	CSL PLASMA.....	10,661 SF	11	H&R BLOCK.....	1,885 SF	20	TAE KWON DO.....	5,000 SF
3	DTLR VILLA.....	8,383 SF	12	DOLLAR TREE.....	11,100 SF	21	PIZZA HUT.....	1,948 SF
4	AT&T.....	3,700 SF	13	SHOE DEPT.....	7,500 SF	22	SUPERCUTS.....	1,900 SF
4a	AVAILABLE.....	1,427 SF	14	SALLY BEAUTY.....	1,870 SF	23	SPECTRUM.....	4,133 SF
5	AVAILABLE.....	2,600 SF	14a	SNYFC TEAM STORE.....	4,279 SF	24	AVAILABLE.....	3,800 SF
6	TAMMY NAILS.....	850 SF	15	MARSHALLS.....	26,973 SF	25	SUBWAY.....	2,003 SF
6a	CAKIR'S TAILOR SHOP.....	650 SF	15a	RAINBOW.....	7,087 SF	26	LIQUOR WAREHOUSE.....	6,650 SF
7	RGH LAB SERVICES CENTER.....	1,500 SF	16	CITIZENS BANK.....	5,000 SF	27	AVAILABLE ATM.....	190 SF
8	AVAILABLE.....	58,012 SF	17	PARTY CITY.....	12,237 SF	28	KEY BANK DRIVE THRU.....	240 SF
						29	CITIZENS BANK DRIVE THRU.....	240 SF
						30	ESL DRIVE THRU.....	1,100 SF



## CULVER RIDGE PLAZA

2255 E Ridge Road • Irondequoit, NY 14622

Available

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