



Opportunity Summary

7979 Pittsford Victor Road

Eastview Mall
Rochester (Victor), NY



Premier Location

Eastview Mall is a regional shopping center located less than a mile off of New York State Thruway Exit 45 and Route 490. The mall is located near the Finger Lakes wine region, the second largest wine producing region in the U.S.



TOTAL POPULATION
829,077



DAYTIME POPULATION
908,779



LABOR FORCE
510,327



BACHELOR'S DEGREE
35.2%



GRADUATE DEGREE
31.2%

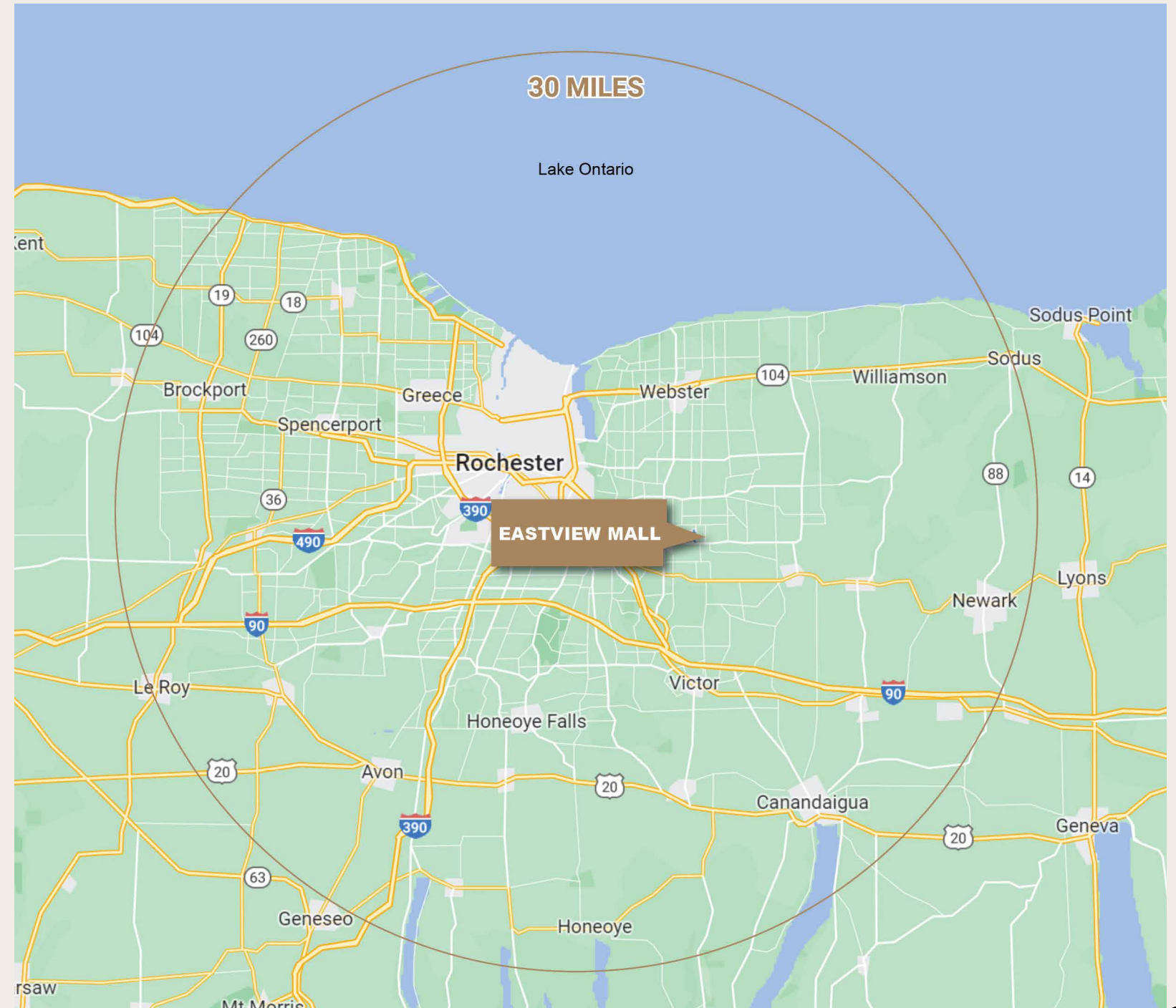


PROJECTED POPULATION GROWTH
1.7%



MILLENNIALS AGE 21-34
24.5%

Demographics reflect the market's office trade area as determined by ESRI.



A Built-In Walkable Environment

The site is directly connected to Eastview Mall, a vibrant mixed-use shopping destination, granting a future tenant access to a wealth of food, entertainment and retail options within a short walking distance.

EXISTING MALL AMENITIES

SERVICES



Amita's Express Salon, Apple, AT&T, Best Buy, cellAXS, Citizens Bank, Euphoria Salon & Spa, Fast-Fix Jewelry Repairs, Goodwill, JCPenney Hair Salon, JCPenney Photo Studio, Mario's Hair Design, Massage Envy, Nail Studio, Opinions, Pearle Vision, Piercing Pagoda, Repair by Mack, Teeser Custom Design & Print, T-Mobile, Verizon

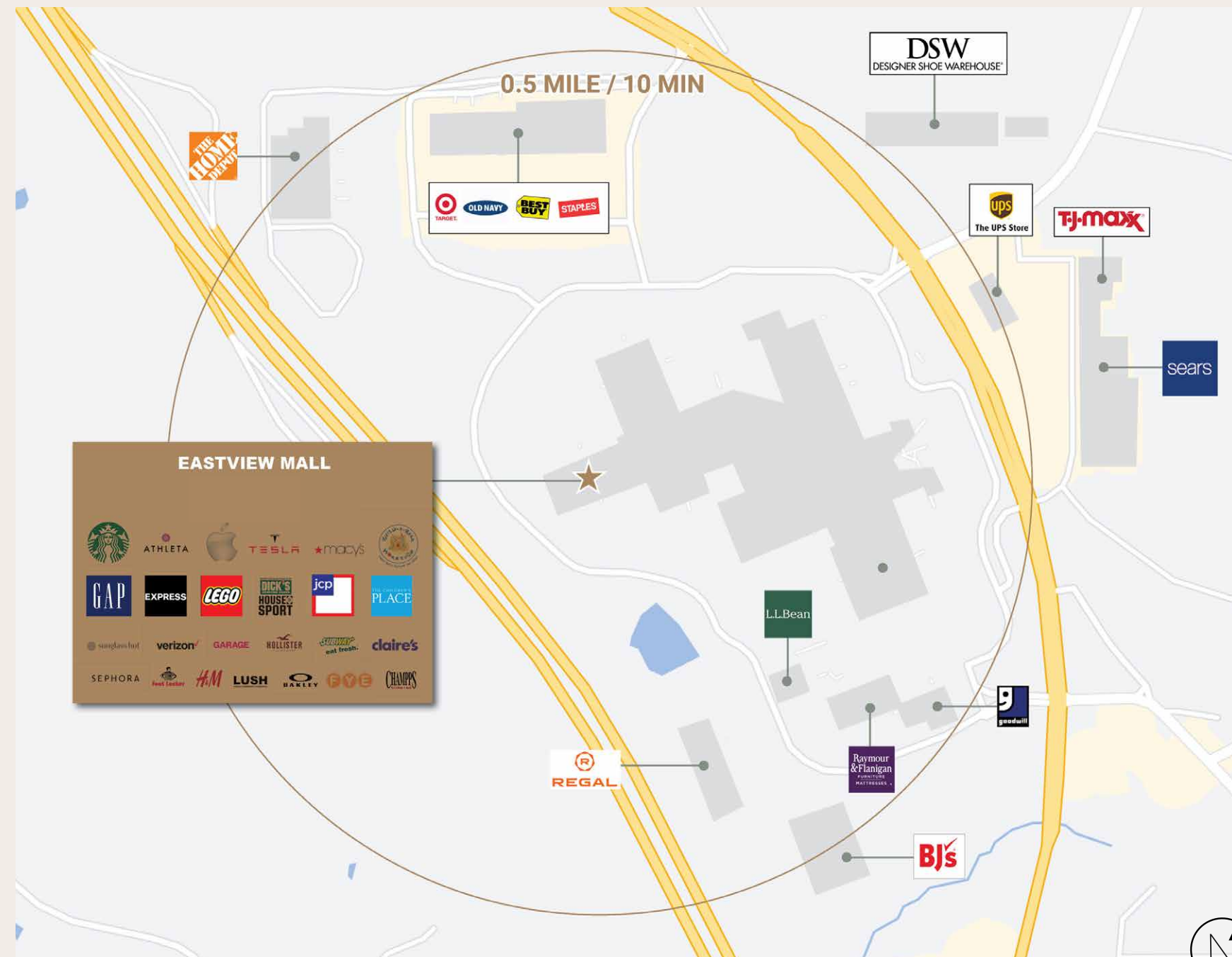
FOOD & BEVERAGE



Andy's Candies, Auntie Anne's, Burger King, Champps Kitchen + Bar, Charleys Philly Steaks, Famous Wok, Gloria Jean's Coffee, Marble Slab Creamery, Mrs. Fields, Pretzelmaker, Nathan's Soup and Salad, P.F. Chang's, Purrs & Paws Cat Café, Root 31, Shaka, Sicilian Delight, Starbucks, Subway, Tom Wahl's, Village Bakery & Cafe

ENTERTAINMENT

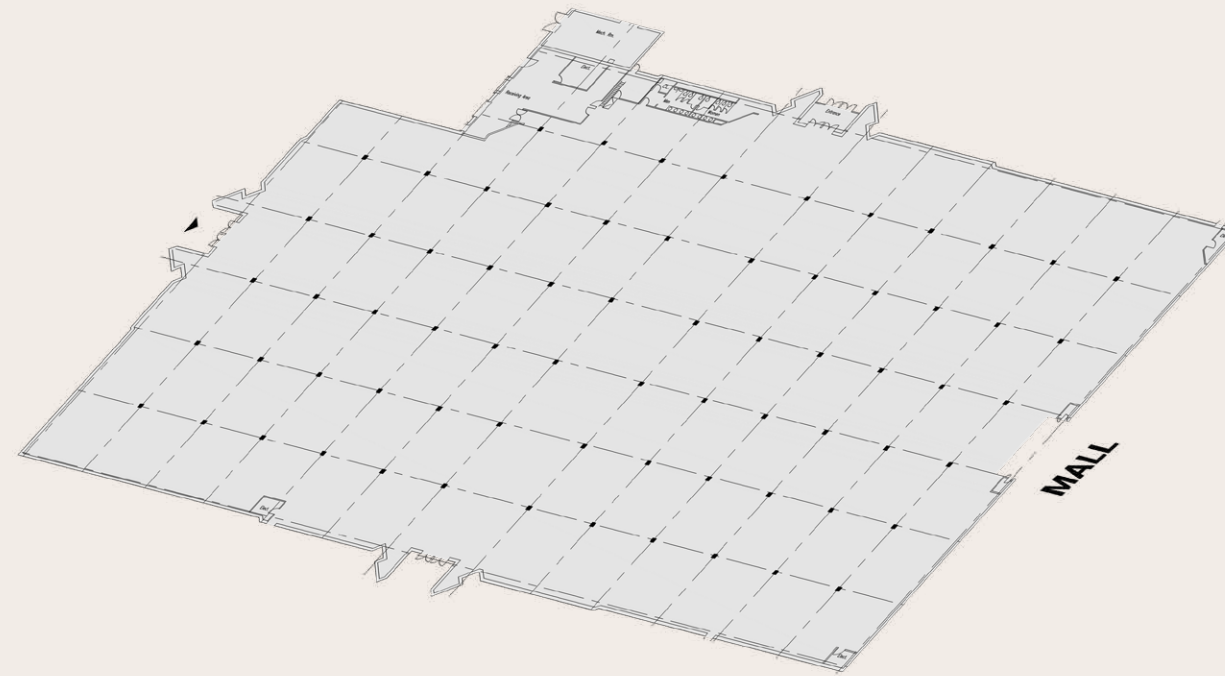
Build-a-Bear, Glowgolf, HoloVRcade, The Lego Store, Regal Cinemas



Specifications

PROPERTY INFORMATION

Site Acreage	8.45 Acres
Gross Leasable Area	92,588 SF
Floors	One Level, Anchor Location
Redevelopment Strategy	Adaptive Reuse of former single-use, retail anchor store
Extensive Parking	Thousands of parking spaces available at the mall





LEVEL 1 | **92,588 SF**
CEILING HEIGHT: 22'-6"



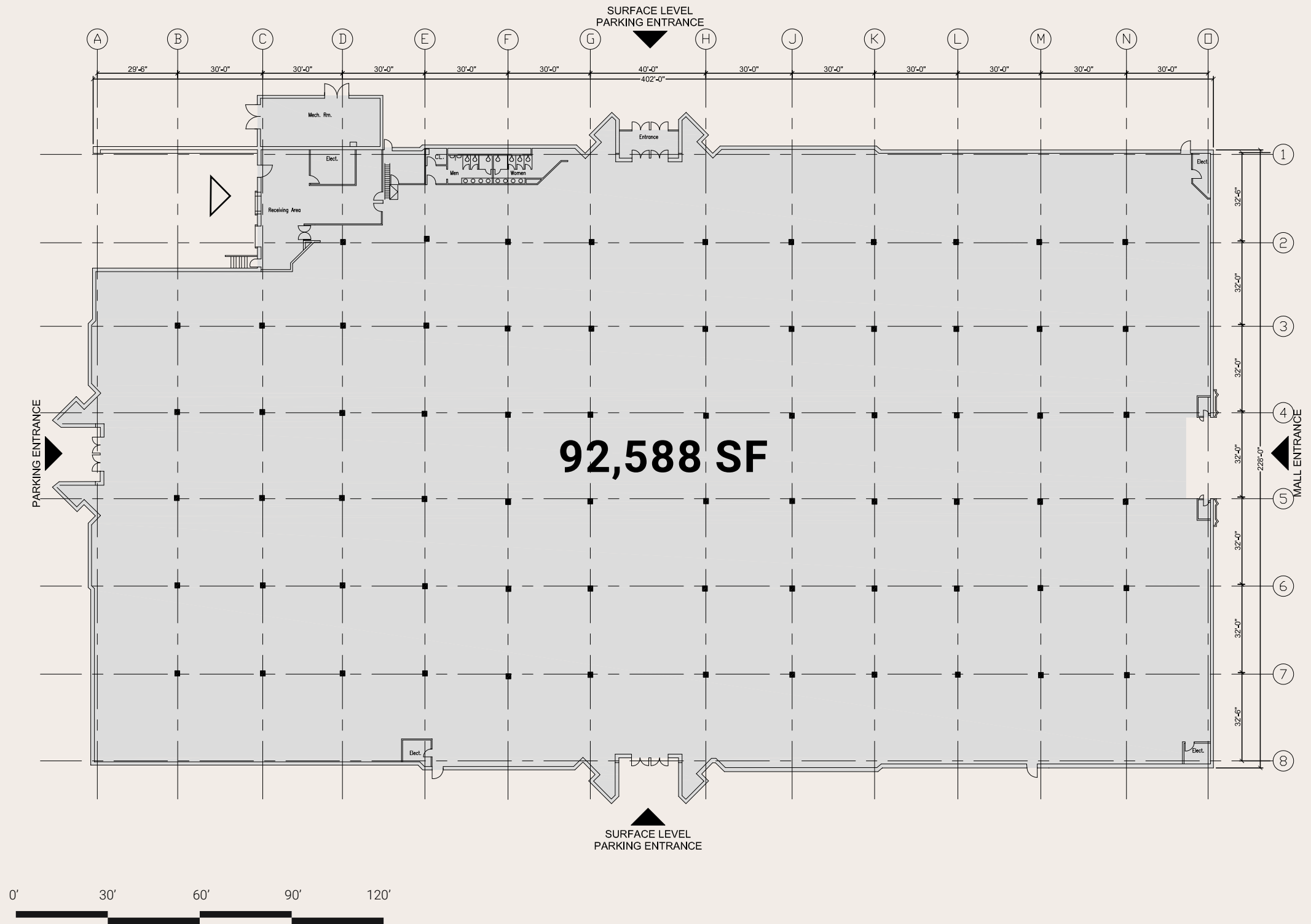
Existing Conditions

LEVEL 1
92,588 SF*

CEILING HEIGHT: 22'-6"
 COLUMN SPANS OVER 30'-0"

-  Key Entrance
-  Loading

*Reflects BOMA Square Footage
 Ceiling Heights are Slab-To-Slab Measurements





Leasing Contact

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