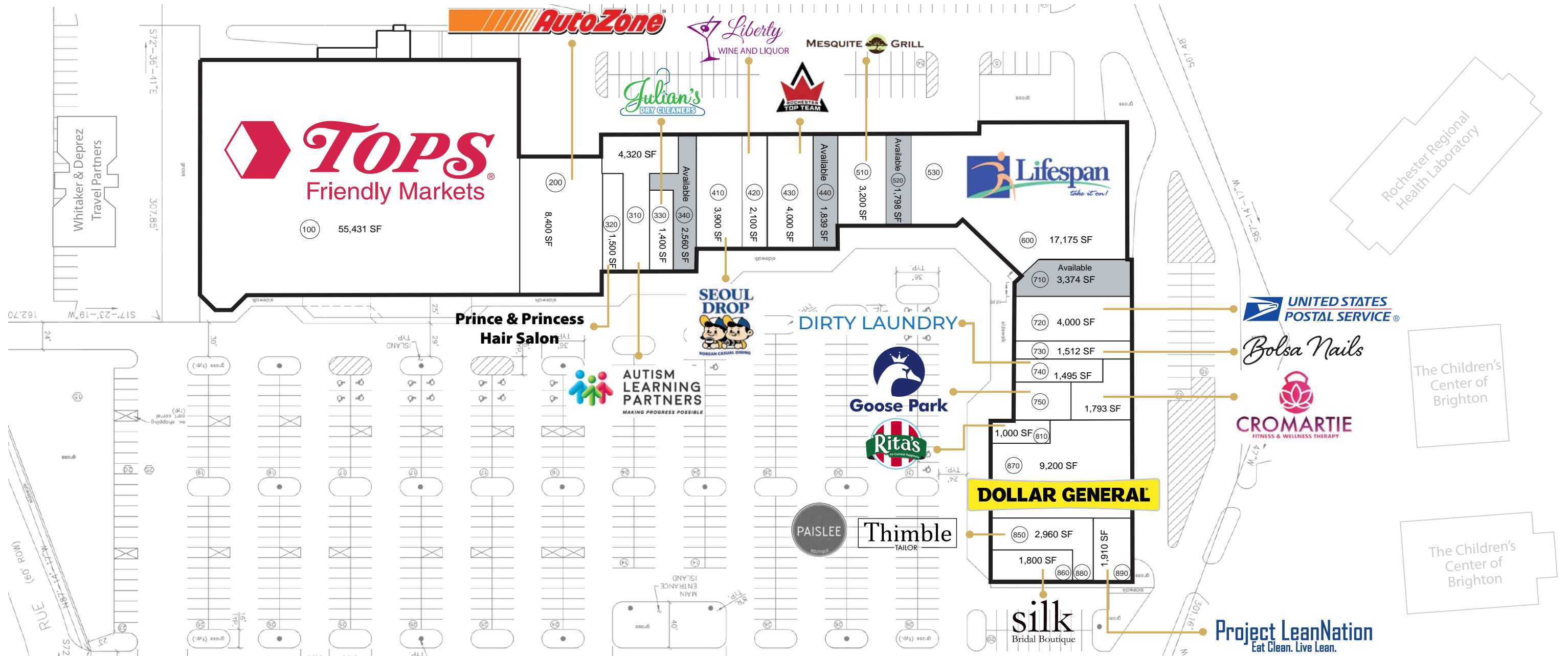


SHOPPES AT
Lac De Ville



DIMARCO
GROUP

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HIGHLIGHTS

Location
1900 South Clinton Ave, Rochester, NY 14618

Site Size
14.3 Acres

Center Size
139,700 sf

Annual Visits
1.5 Million

Annual Visit Frequency
5.8

Pad Opportunity with Drive Through

Area Description

Centrally located in the suburb of Brighton, the shopping center is easily accessible from local universities, medical centers and major residential areas.

The renovated center features enhanced pedestrian elements that create connectivity throughout the plaza, a modernized façade and an expanded Tops Friendly Markets.

Shoppes at Lac De Ville enjoys a close proximity to many Rochester amenities including performance centers, sports arenas, parks and historic landmarks.

ALSO NEARBY

Encore of Lac De Ville (Across the Street)

- Aldi
- Doodle Bugs Children's Learning Center
- Jersey Mike's
- Rochester Integrated Medicine
- Starbucks
- Vivo Infusion

College Town (1.9 miles)

Downtown Rochester (2.9 miles)

Other Notable Locations

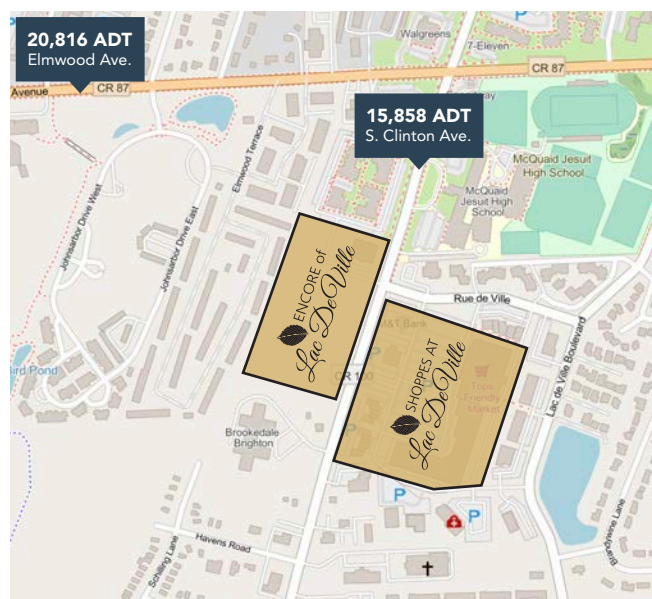
- McQuaid Jesuit High School (0.3 miles)
- Walgreens (0.4 miles)
- Rochester Rehabilitation (1.1 miles)
- University of Rochester (1.2 miles)
- Clinton Crossings Medical Center (1.2 miles)
- Costco (1.3 miles)
- REI Co-Op (1.3 miles)
- URMC Pain Treatment Center (1.4 miles)
- Rochester Psychiatric Center (1.4 miles)



SHOPPES AT *Lac De Ville*

DEMOGRAPHICS WITHIN 5 MILES

Population:	223,355
Median Age:	33.4
Median HH Income:	\$55,300/year
Avg. People per HH:	2.3
Total Households:	137,795
Education:	38.4% Bachelors or Higher
Square Footage:	140,300 SF Gross Leasable Area
Crime Rate:	Low



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**FIVE GENERATIONS. ONE GROUP.
BUILDING COMMUNITIES.**

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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