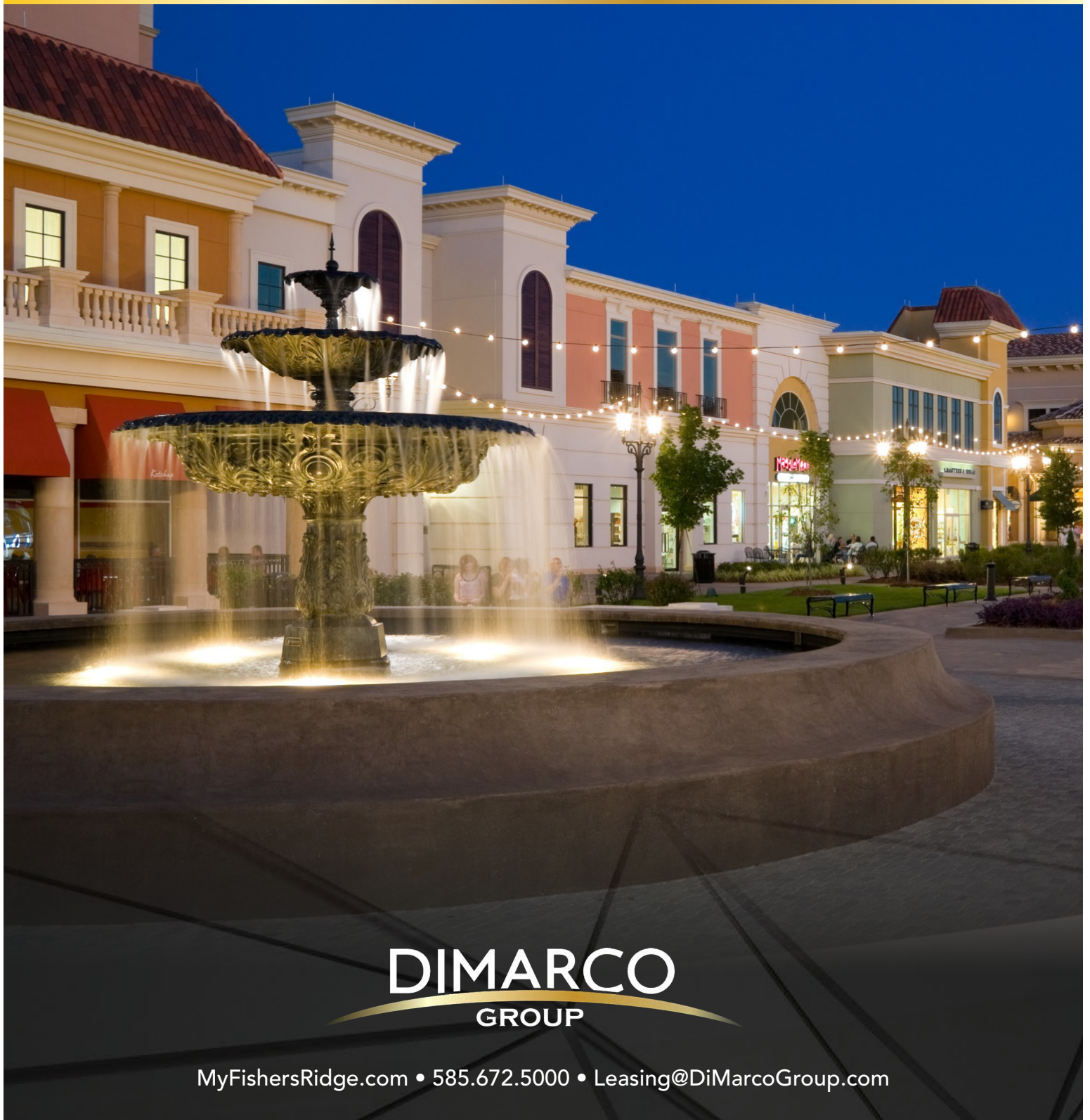


FISHERS RIDGE

OVER & ABOVE



DIMARCO
GROUP

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HIGHLIGHTS

- Location**
NYS Route 96, Victor, NY 14564
- Site Size**
125 Acres
- Development Size**
800,000 sf
- Average Daily Traffic**
26,557 (ADT)
- Zoning**
Commercial / Retail

- Availability**
- Specialty Retail
 - Restaurant
 - Office
 - Medical Office
 - Hotel
 - Cinema
 - Premium Grocer
 - Bank

Area Description

Fishers Ridge is a mixed-use DiMarco Group development project situated on 125 acres in the affluent Town of Victor. Conveniently located between New York State Thruway exits 44 and 45, and visible to Thruway traffic, the property will offer a diverse selection of opportunities for retail, service, hospitality, dining, residential and office merchants.

Fishers Ridge will be designed to complement the natural beauty of the Finger Lakes Region, while capturing the sophistication, history and culture of New York.

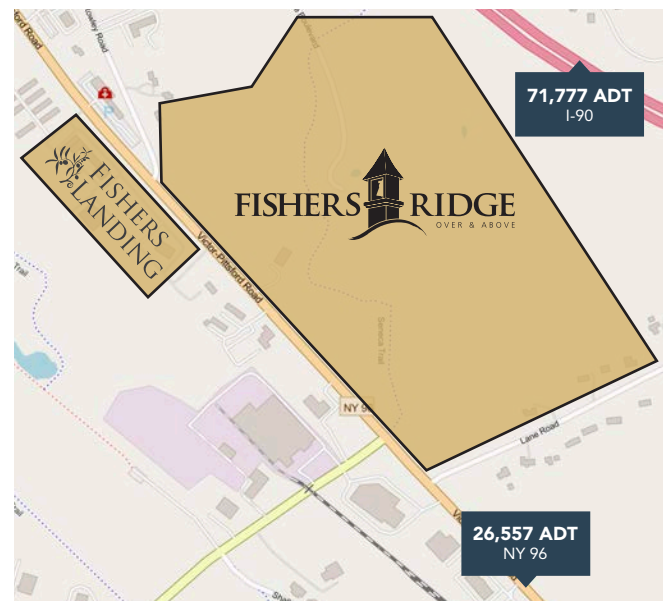
Victor is one of the fastest growing communities in the Rochester metropolitan area. The site is located two miles southeast of the NYS Thruway/Interstate 490 interchange. The property is bordered on one side by the Thruway and on the other by Route 96, which averages daily traffic of more than 26,000 local vehicles. Victor is the gateway between the metropolitan area and the Finger Lakes Region, which boasts a significant presence of wineries, historical sites and vacation destinations.



FISHERS RIDGE
OVER & ABOVE

DEMOGRAPHICS WITHIN 5 MILES

Population:	38,137
Median Age:	41.5 Years
Median HH Income:	\$93,700/year
Avg. People per HH:	2.36
Total Households:	14,823
Education:	53.2% Bachelors or Higher
Square Footage:	487,100 ST Gross Leasing Area
Crime Rate:	Very Low



DIMARCO
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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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Equipment

BALDWIN REAL ESTATE
Property
Management

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Construction
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J. DIMARCO BUILDERS
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