

RETAIL / AUTO REPAIR FACILITY — GREECE, NY

1181 North Greece Road

Rochester, NY 14626 • Monroe County

A single-story freestanding retail / auto-repair facility formerly occupied by Pep Boys, on a 2± acre site along North Greece Road. Purpose-built for auto service with 10 grade-level overhead doors, a rear loading dock, large surface parking, and prominent corridor visibility. 16,000 SF and 4,319 SF suites are now available for lease as well as the building. The entire 20,677 SF building is also offered for sale.

20,677 SF FREESTANDING BUILDING

\$15/PSF LEASE RATE ON UP TO 20,677 SF

2.1 AC SITE WITH 10 OVERHEAD DOORS



01

10 grade-level overhead / drive-in bays

02

Across from Elm Ridge Center Plaza

03

Signalized N Greece Rd & W Ridge Rd

04

Rear loading dock & large surface parking

FOR LEASE • NNN

\$15.00 PSF

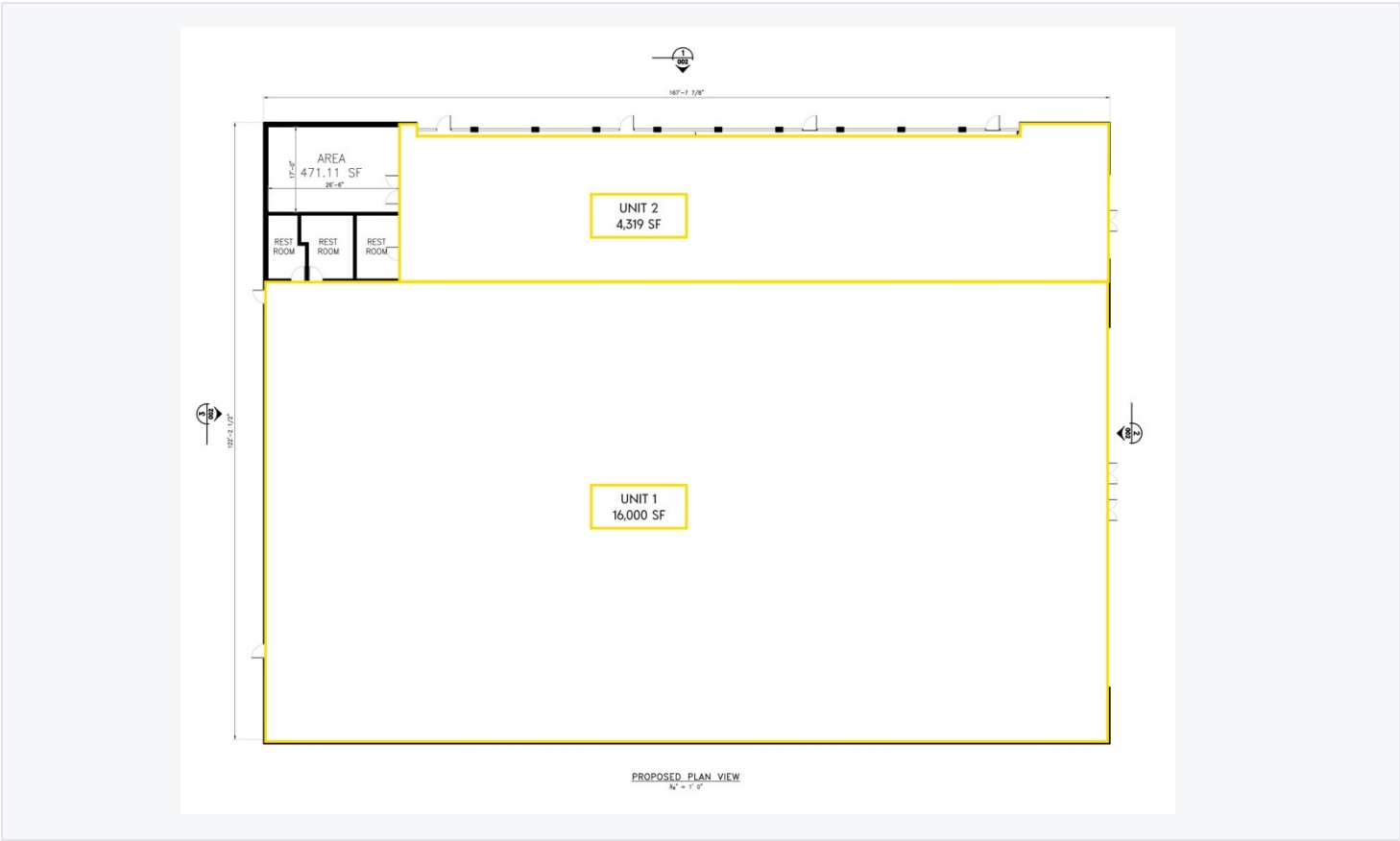
Available 16,000 & 4,319 SF spaces for lease
NNN service • Lease term negotiable

FOR SALE

\$2,295,000

Entire 20,677 SF freestanding building on a 2± acre site.

FLOOR PLAN & AVAILABILITY



Proposed plan view. There are two available units for rent—Unit 1 with 16,000 SF, and Unit 2 with 4,319 SF. The entire building is also available for lease. Not to scale.

AVAILABLE SPACE & LEASE INFORMATION

SUITE	LEASE TYPE	LEASE TERM	LEASE RATE	SIZE
Unit 1 — Primary Suite Rear loading dock	NNN	Negotiable	\$15.00 PSF	16,000 SF
Unit 2 — Overhead Doors Suit 10 at-grade overhead doors	NNN	Negotiable	\$15.00 PSF	4,319 SF

ALSO OFFERED FOR SALE

The entire 20,677 SF freestanding building on a 2+ acre site — an owner-occupier or investor opportunity.

\$2,295,000

BUILD OUT AND VISION

Unit 1—Bring Your Concept to Life.

The landlord is open to all retail and commercial concepts and will work with the right tenant to shape the large open space around their vision — whether that's a light manufacturing company, medica device company, or brick and mortar retailer. The renderings below are illustrative of what the space can become. Some uses may require special use permits.



BUILD OUT AND VISION

Unit 2—Bring Your Concept to Life.

The landlord is open to all retail and commercial concepts and will work with the right tenant to shape the corner space around their vision — whether that's a light manufacturing company, automotive repair shop, or wholesale company for building trades. The renderings below are illustrative of what the space can become.



LOCATION

In the Heart of Greece's Retail Corridor.

The building is strategically located within Greece's prime retail corridor, near the signalized intersection of North Greece Road and West Ridge Road and directly across from Elm Ridge Center Plaza. It sits minutes from the Mall at Greece Ridge and Ridgemont Plaza, giving the property excellent visibility and easy access to one of the dominant retail corridors in the Rochester, NY MSA.



01 10 Grade-Level Overhead Doors

Purpose-built drive-in bays ideal for service, retail, or flex conversion.

02 Signalized Corridor Location

At North Greece Rd & West Ridge Rd, with strong traffic and visibility.

03 Across from Elm Ridge Center

Established retail node with strong national co-tenancy nearby.

04 Rear Loading Dock & Parking

Large surface parking and dedicated loading on a 2± acre site.

NEARBY RETAILERS

Mall at Greece Ridge

Ridgemont Plaza

Lowe's

Target

Wegmans

Best Buy

Marshalls

Macy's

Dick's Sporting Goods

Chick-fil-A

Starbucks

McDonald's

Panera

Burlington

TRADE AREA AERIAL

At the Center of the Corridor.

Positioned at the signalized North Greece Road & West Ridge Road intersection, the property sits amid a dense national retail base — Walmart, Kohl's, Chili's, Bill Gray's, 84 Lumber, and the Mall at Greece Ridge — with strong traffic on all three fronting roads.



Trade-area aerial. N Greece Rd carries 9,754 AADT, W Ridge Rd 29,078 AADT, and Elm Grove Rd 13,116 AADT past the site. Retailer logos are for identification only. Source: Sites USA / Google.

SITE AERIAL

Cross Access with Adjacent Parcels.

A close-in view of the 2± acre site fronting North Greece Road. The property benefits from cross access and shared circulation with the adjacent parcel, the neighboring Speedway — giving customers multiple points of ingress and egress off both N Greece Rd and W Ridge Rd (Route 104).



Close-in site aerial. The 4,319 SF available suite is marked; shared drives connect the site to adjacent parcels for cross access. Not a survey. Source: Sites USA / Google.

DEMOGRAPHICS — 2025 ESTIMATES

An Affluent, Established Trade Area.

Estimated population, income, education, and workforce by radius and drive-time from 1181 North Greece Road — a substantial, high-income residential and daytime-employment base reinforcing one of the Rochester MSA's dominant retail corridors.

2025 ESTIMATE	1 MI	2 MI	3 MI	10 MIN
Population	5,260	18,767	42,937	76,939
Households	2,147	8,061	18,782	33,466
Median Age	44.4	45.5	45.9	44.6
Avg. Household Income	\$134,775	\$112,635	\$111,037	\$104,509
Median Household Income	\$101,980	\$87,968	\$85,472	\$81,961
College Educated (25+)	64.6%	65.3%	63.8%	62.9%
Total Businesses	100	527	1,191	2,209
Total Employees	1,064	5,479	13,279	26,235

Source: Sites USA, 2025 estimates with 2030 projections (2010–2020 Census). College Educated (25+) is the sum of Some College, Associate's, Bachelor's, and Graduate degree attainment.