



Tops Brighton Plaza

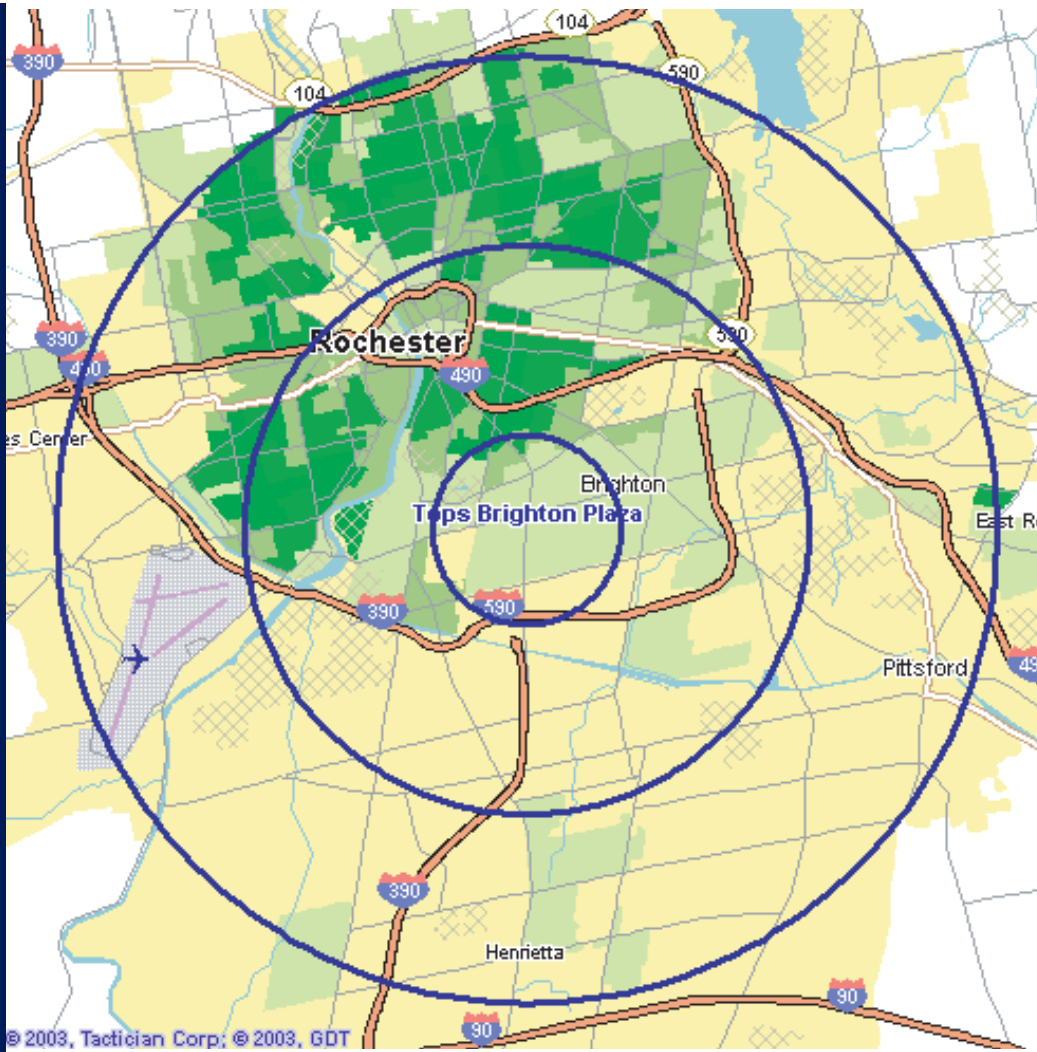
Background

This stylish plaza is adjacent to the exclusive Lac de Ville neighborhood in suburban Rochester. It's fashionably convenient and offers specialty discount stores, offices and a perfect mix of retail outlets making it a perfect space for your next retail location. And its a one-stop shopping environment for your customers. Not to mention its established stores like CVS, Tops Friendly Markets, and JoS. A. Bank Clothiers.

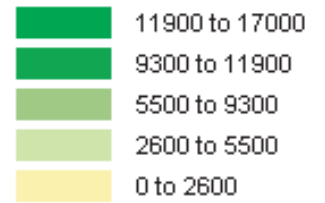
Upscale . . . spelled "Lac de Ville"

Join these established retailers at 1900 South Clinton Avenue, south of the Elmwood Avenue intersection and three-quarters of a mile north of Interstates 390 and 590. With ample parking, the plaza easily can handle daily traffic exceeding 64,000 while over 170,000 with an \$88,000 average family income reside within a five-mile radius. The current tenants and your future neighbors are benefiting right now. Come together with them now.





Population Density (2002)



Overlays



Population Change						
	Radial Trade Area, 1 mile		Radial Trade Area, 3 miles		Radial Trade Area, 5 miles	
	Number	Percent Change	Number	Percent Change	Number	Percent Change
1980 Census	10,327		128,739		308,187	
1990 Census	10,107	-2.1%	122,317	-5.0%	295,296	-4.2%
2000 Census	10,438	3.3%	118,918	-2.8%	287,433	-2.7%
2002 Projection	10,468	0.3%	117,913	-0.8%	284,940	-0.9%
2007 Projection	10,581	1.1%	115,960	-1.7%	279,966	-1.7%

Education Attainment* (2002)						
	Radial Trade Area, 1 mile		Radial Trade Area, 3 miles		Radial Trade Area, 5 miles	
	Number	Percent	Number	Percent	Number	Percent
< 9th Grade	480	6.2%	4,219	5.5%	11,980	6.8%
Some High School	803	10.4%	10,986	14.2%	31,645	17.8%
High School Graduate	511	6.6%	8,332	10.8%	23,772	13.4%
Some College	1,183	15.3%	13,049	16.9%	33,345	18.8%
Associate Degree	474	6.1%	6,544	8.5%	16,240	9.2%
Bachelor's Degree	2,062	26.7%	17,694	22.9%	32,876	18.5%
Graduate or Professional Degree	2,217	28.7%	16,432	21.3%	27,580	15.5%
Total	7,730	100.0%	77,256	100.0%	177,438	100.0%

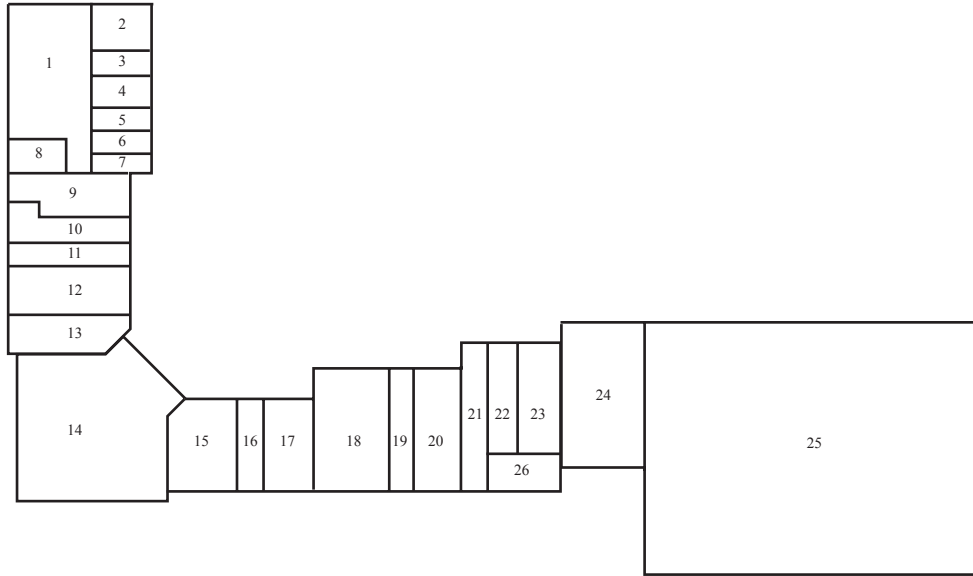
* Population 25 years old or greater

Income (2002)			
	Radial Trade Area, 1 mile	Radial Trade Area, 3 miles	Radial Trade Area, 5 miles
Median Household Income	\$46,760	\$31,500	\$30,971
Average Household Income	\$59,643	\$50,100	\$48,454
Average Family Income	\$132,110	\$112,433	\$88,731

TENANTS

- | | | | |
|--------------------|----------------------|--------------------------|--|
| 1. Dollar General | 8. Available | 15. Hallmark | 22. United Cleaners |
| 2. Wells Fargo | 9. Nursefinders | 16. H & R Block | 23. Available |
| 3. Moscoe Jewelers | 10. Hair Zoo | 17. DiBella's Submarines | 24. CVS |
| 4. Oreck | 11. Thimble Tailor | 18. Jos. A. Banks | 25. Tops Friendly Markets |
| 5. Nail Salon | 12. U.S. Post Office | 19. Wine & Liquor | 26. First Rochester Community Credit Union |
| 6. Fanastic Sam's | 13. India Palace | 20. Golden Dynasty | |
| 7. Cartige World | 14. Lifespan | 21. Feet First | |

FLOOR PLAN



AERIAL RENDERING



The **DiMarco** Group

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