



# Fishers Landing

## *Background*

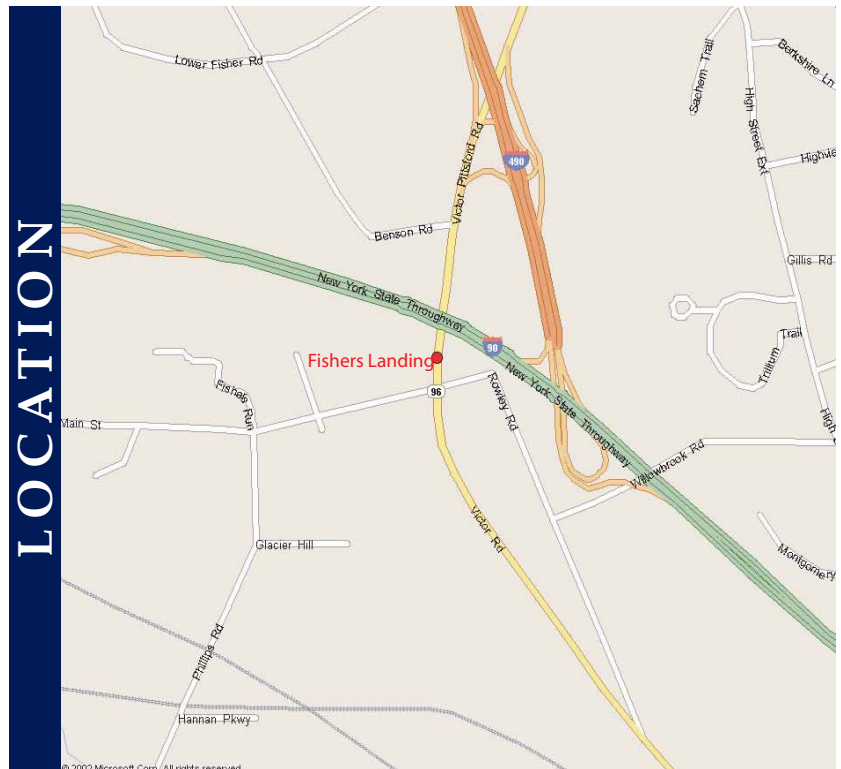
Built in 1990, this neighborhood shopping center was acquired by The DiMarco Group in 2000 and fully renovated in 2001, with a new facade, signage, and parking lot. Offering a broad variety of businesses, including Monroe Muffler, State Farm Insurance, and Leonardo's Pizza, shoppers will find a complementary mix of service-oriented retailers. Thanks to its desirable location on Victor-Pittsford Road, Fishers Landing is highly visible and easily accessible in the fast-growing, upscale town of Victor, New York.

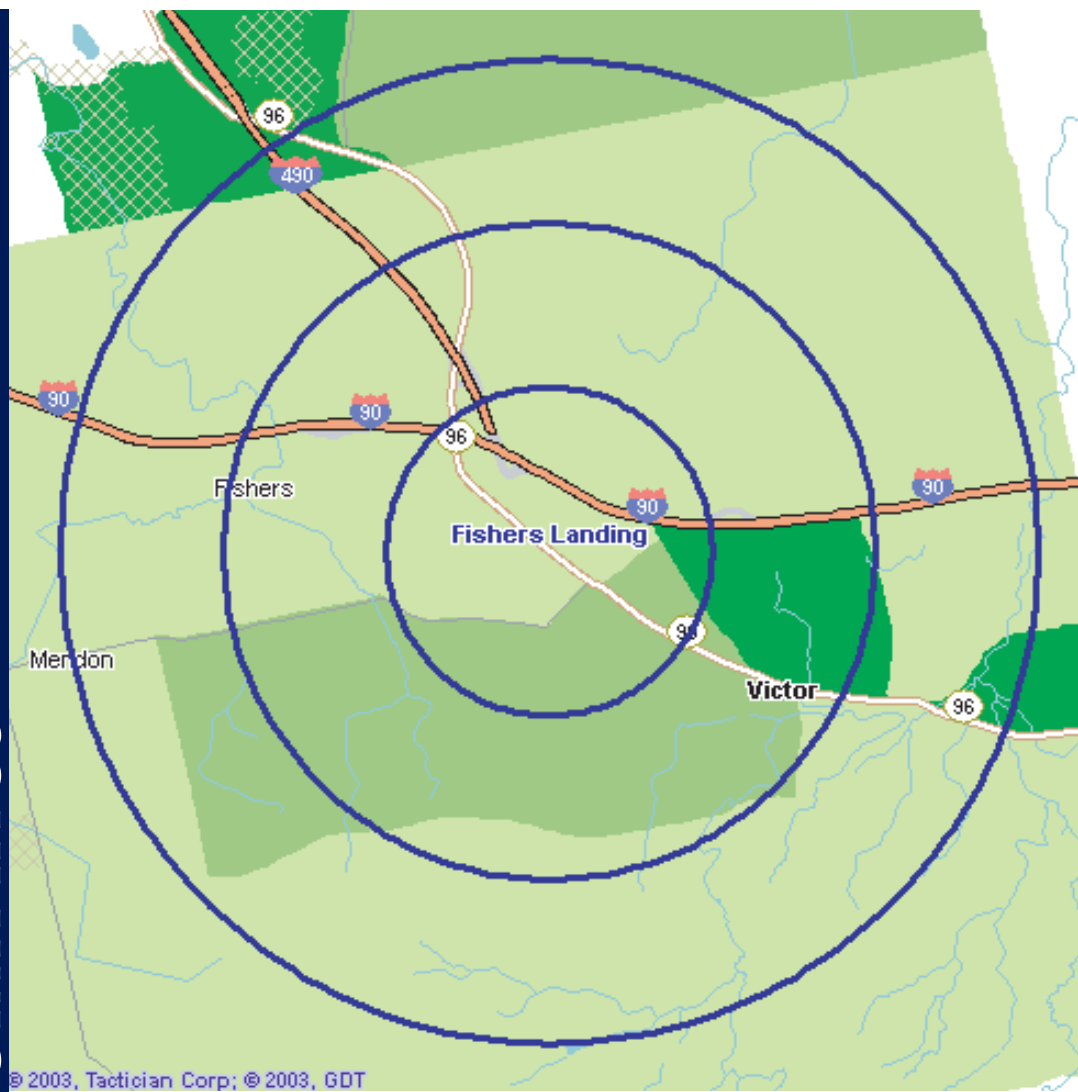
## *Neighborhood*

Located on the busy Route 96 corridor that is the main artery for traffic flow to Victor, Fishers Landing is easy to reach from both I-490 and the New York State Thruway. Fishers Landing enjoys excellent exposure due to its proximity to Eastview Mall.

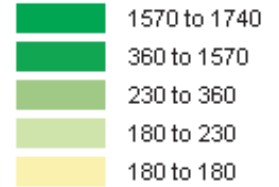
## *Available*

A 2-acre, build to suit out parcel that is ideal for a restaurant, bank, or numerous other specialty retail uses up to 15,000 sq. ft.





**Population Density (2002)**



**Overlays**



Population Change						
	Radial Trade Area, 1 mile		Radial Trade Area, 2 miles		Radial Trade Area, 3 miles	
	Number	Percent Change	Number	Percent Change	Number	Percent Change
1980 Census	631		3,140		5,045	
1990 Census	730	15.7%	3,584	14.1%	6,080	20.5%
2000 Census	912	24.9%	4,569	27.5%	8,261	35.9%
2002 Projection	943	3.4%	4,740	3.8%	8,651	4.7%
2007 Projection	1,024	8.6%	5,183	9.3%	9,653	11.6%

Education Attainment* (2002)							
	Radial Trade Area, 1 mile		Radial Trade Area, 2 miles		Radial Trade Area, 3 miles		
	Number	Percent	Number	Percent	Number	Percent	
< 9th Grade	10	1.7%	46	1.5%	93	1.6%	
Some High School	28	4.5%	150	4.8%	301	5.2%	
High School Graduate	45	7.2%	261	8.3%	498	8.6%	
Some College	102	16.3%	559	17.8%	1,092	18.9%	
Associate Degree	113	18.0%	488	15.5%	818	14.1%	
Bachelor's Degree	176	28.1%	904	28.8%	1,635	28.3%	
Graduate or Professional Degree	153	24.4%	734	23.4%	1,347	23.3%	
<b>Total</b>	<b>627</b>	<b>100.0%</b>	<b>3,142</b>	<b>100.0%</b>	<b>5,784</b>	<b>100.0%</b>	

\* Population 25 years old or greater

Income (2002)			
	Radial Trade Area, 1 mile	Radial Trade Area, 2 miles	Radial Trade Area, 3 miles
Median Household Income	\$81,442	\$79,318	\$77,819
Average Household Income	\$96,215	\$90,977	\$93,139
Average Family Income	\$126,089	\$117,775	\$121,976

*Demographics*

In a three-mile radius around Fishers Landing the population is nearly 9,000 people, and they will be ready to shop with you because of their high average income that ranges from the high-80s to low 90s. A great shopping crowd indeed.

TENANTS

- 1. Leonardo's Pizza
- 2. Framing by Daryl
- 3. Massage Therapy
- 4. Available
- 5. Enterprise Rent-A-Car
- 6. Rapid Printing Services
- 7. Mane Image
- 8. Pro Gun Services
- 9. Available
- 10. State Farm Insurance
- 11. Monro Muffler

FLOOR PLAN

2 acres for  
Proposed Retail Expansion

