

SHOPPES AT  
*Lac De Ville*



# MARKET HIGHLIGHTS

Shoppes at Lac De Ville is situated on approximately 14 acres, anchored by Tops Friendly Markets.

Centrally located in the suburb of Brighton, the shopping center is easily accessible from local universities, medical centers and major residential areas. Shoppes at Lac De Ville offers a mix of grocery, retail and professional service providers. Merchants include Silk Bridal Boutique, USPS, Mesquite Grill and Lifespan.

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. Nearby is the vibrant Highland Park neighborhood, known for its community-minded families, and the South Wedge community, an active cultural district.

## **ABOUT BRIGHTON, NY** (5 MILE RADIUS)

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Population:	275,336
Median HH Income:	\$46,910/year
Median Age:	35

## **ABOUT LAC DE VILLE**

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Size Size:	14.3 acres
Center Size:	139,700 SF
Daily Traffic Count:	12,506



# MESQUITE MEXICAN GRILL

OPEN



# TRADE AREA DEMOGRAPHICS

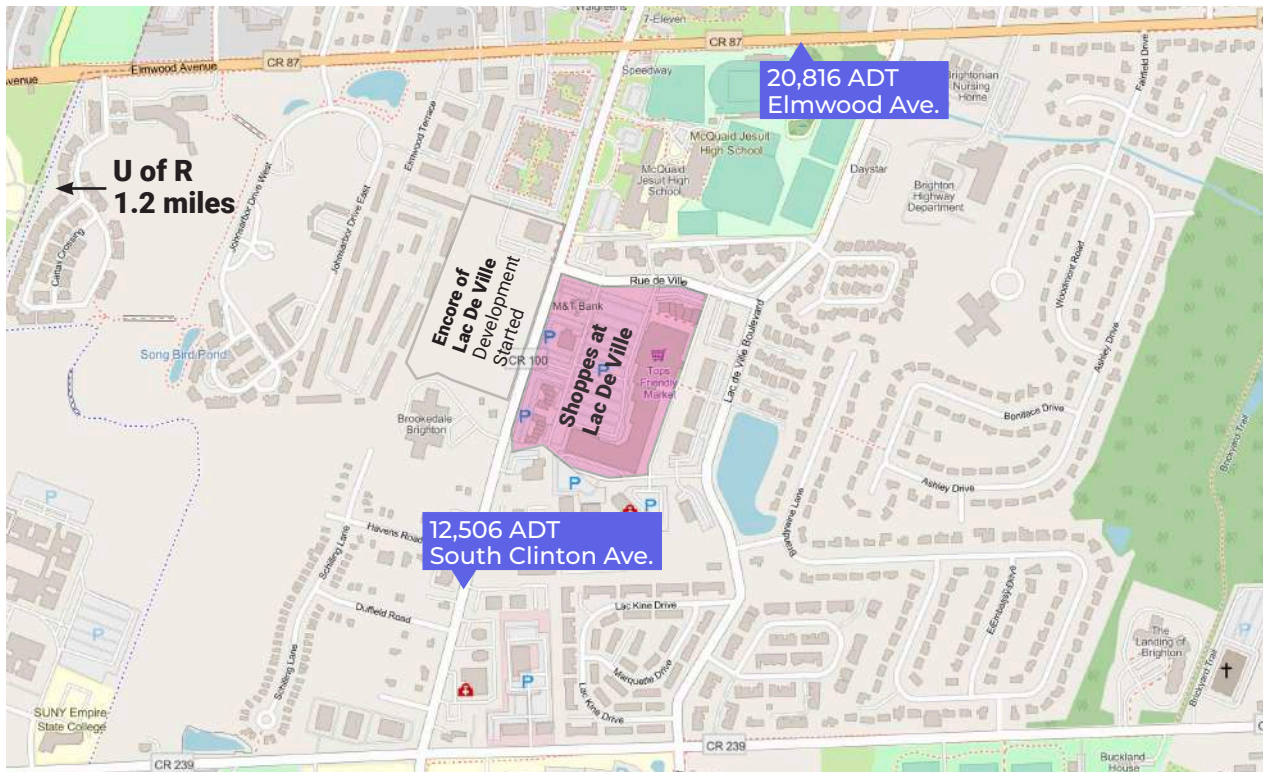


## DEMOGRAPHICS (5 MILE RADIUS)

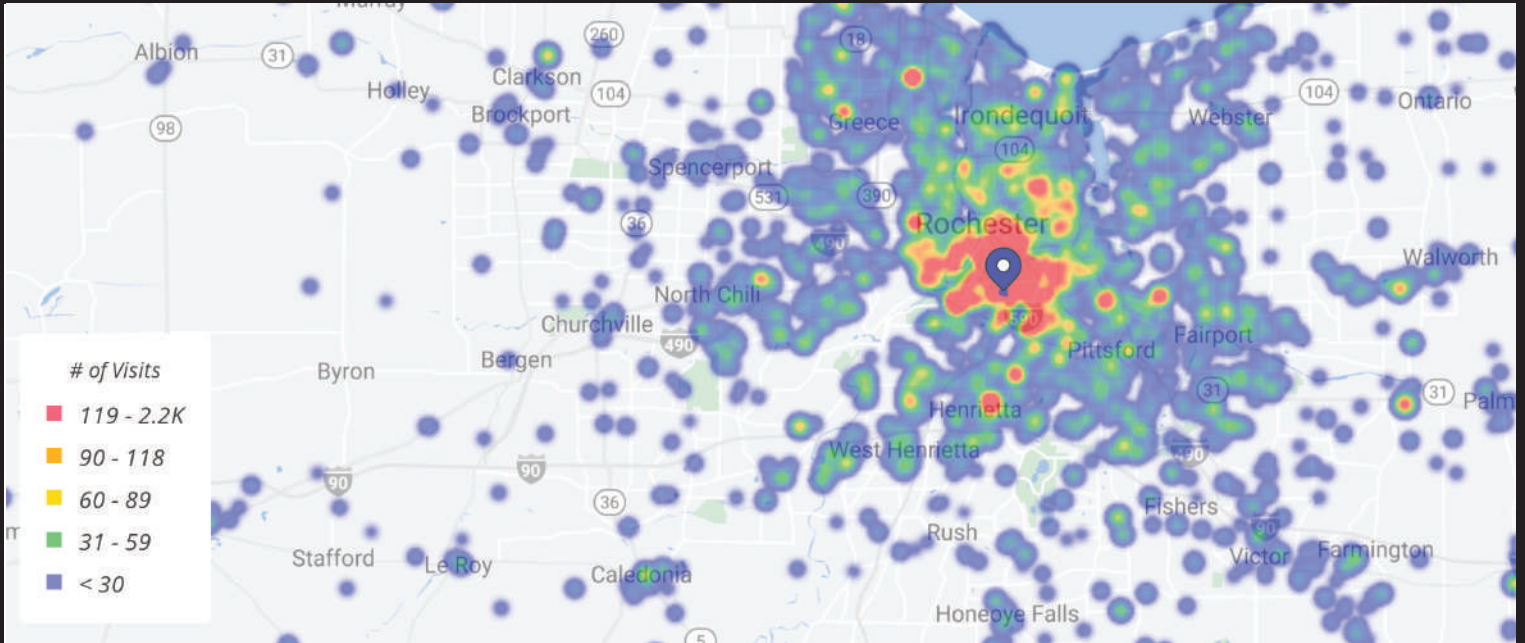
Population:	275,336	Education:	22% High School
Median HH Income:	\$46,910/Year		26% Some College/ Associates
Median Age:	35 Years		37% Bachelors/Masters
Gender:	49% Male 51% Female	Size:	5 mi <sup>2</sup>
Total Businesses:	12,350	Crime Rate:	Low



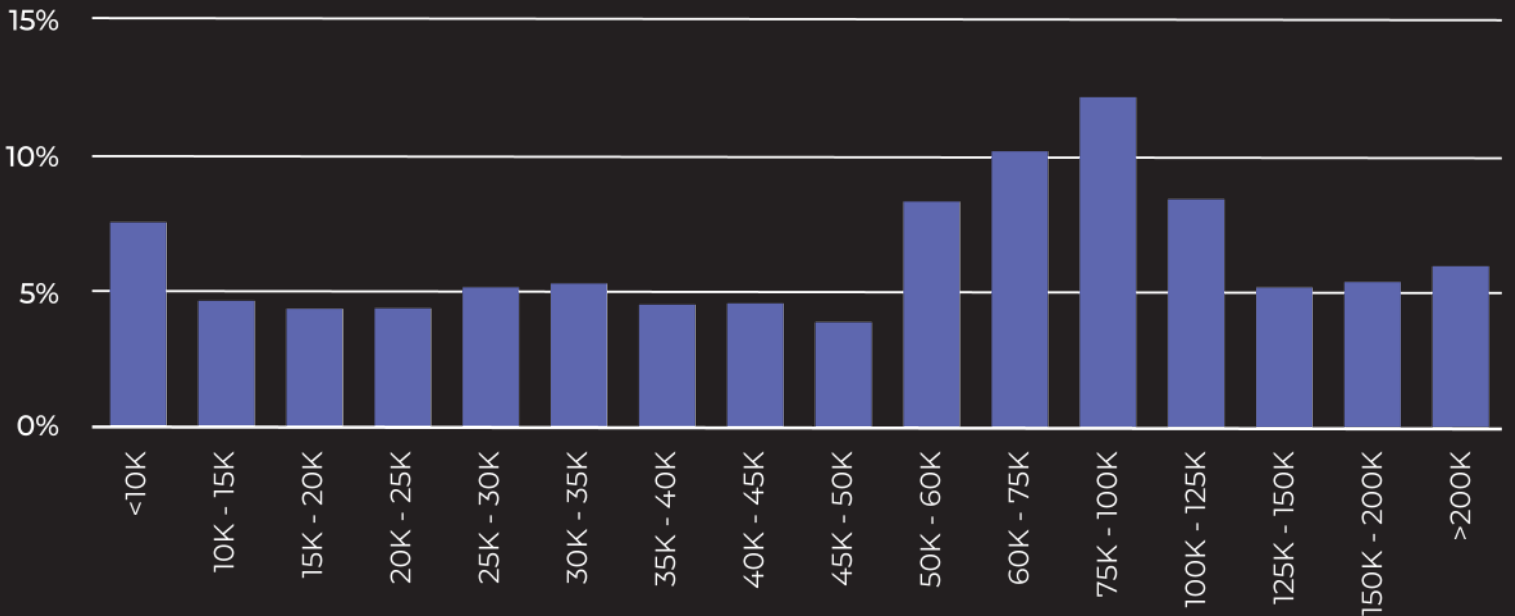
## TRAFFIC COUNT MAP



## TRADE AREA MAP (SEP 2021 - SEP 2022)



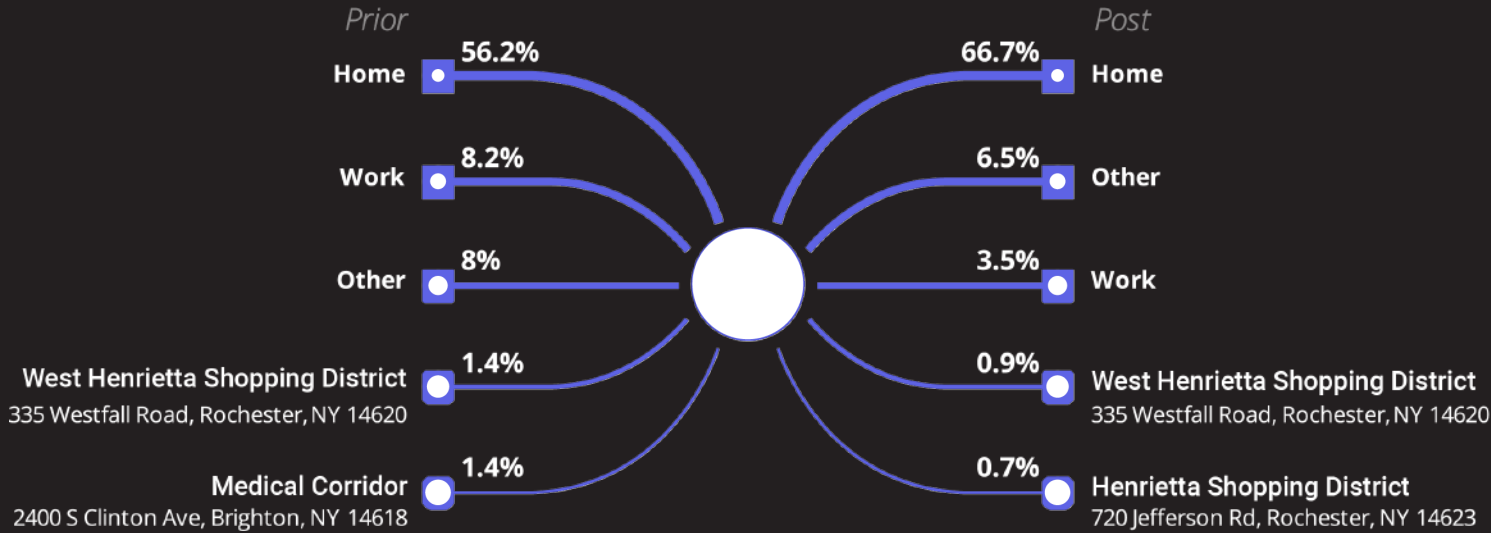
## AVG. HOUSEHOLD INCOME



# MERCHANDISING



## THE SHOPPES AT LAC DE VILLE - CUSTOMER JOURNEY



Data Provided by



## Shopping

Dollar General  
Liberty Wine & Liquor  
Oreck  
Paislee Boutique  
Silk Bridal Boutique  
Tops

## Dining

Amaya Indian Cuisine  
Mesquite Grill  
Project LeanNation  
Rita's Italian Ice

## Health & Beauty

Bolsa Nails  
Train Metabolic

## Services

Dirty Laundry  
Julian's Dry Cleaners  
Lifespan  
Thimble Tailor  
USPS



SHOPPES AT  
*Lac De Ville*





**DIRTY LAUNDRY**  
LEVEL UP YOUR LAUNDRY EXPERIENCE



**Project LeanNation**  
Eat Clean. Live Lean.



*Bolsa Nails*

**DOLLAR GENERAL**

**silk**  
Bridal Boutique

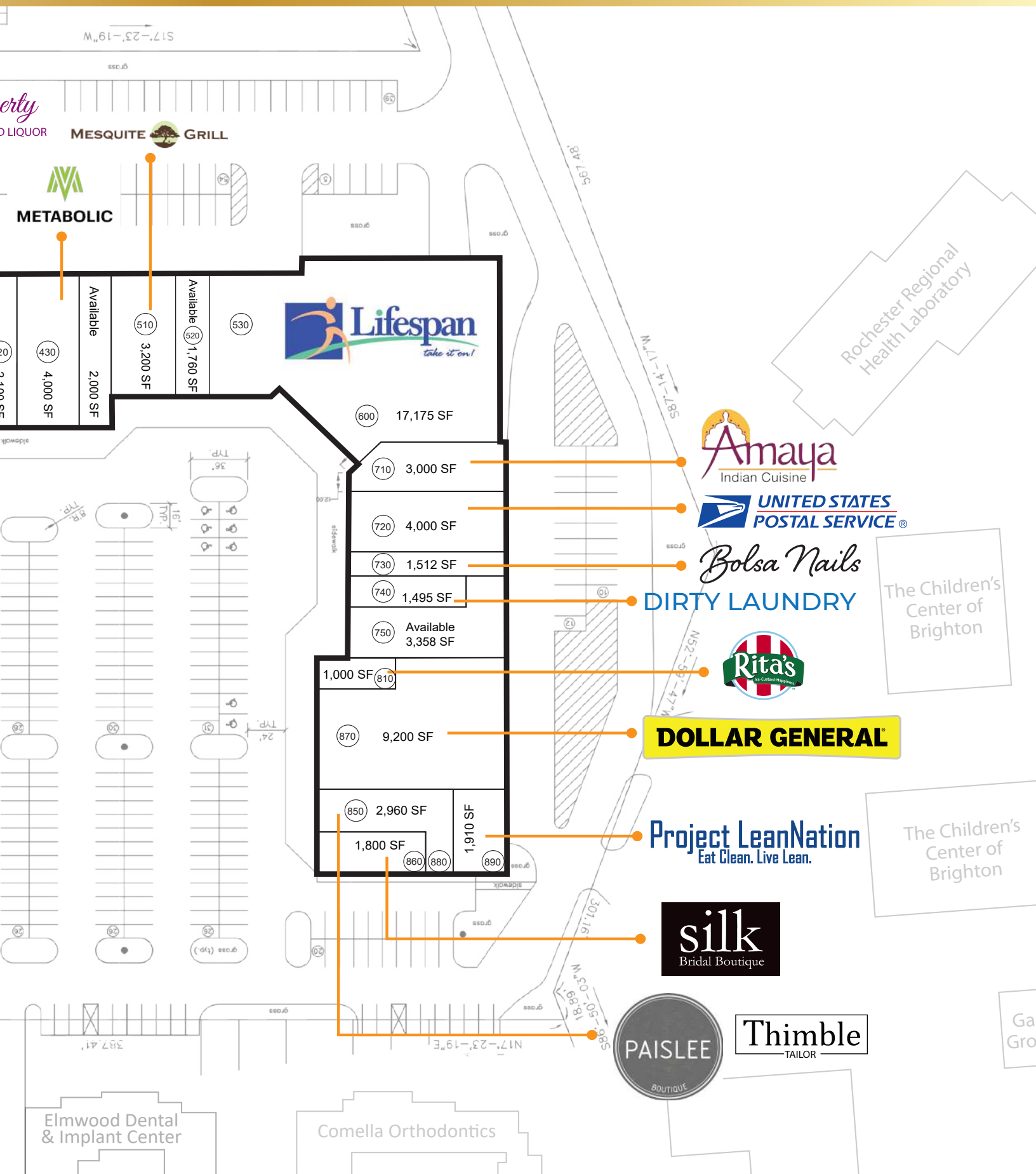
**Thimble**  
TAILOR



**UNITED STATES  
POSTAL SERVICE®**







erty  
D LIQUOR

MESQUITE GRILL

METABOLIC



Available 2,000 SF

430 4,000 SF

510 3,200 SF

Available 1,760 SF

520 1,760 SF

530

600 17,175 SF

710 3,000 SF

720 4,000 SF

730 1,512 SF

740 1,495 SF

750 Available 3,358 SF

1,000 SF 810

870 9,200 SF

850 2,960 SF

1,800 SF

880

890

1,910 SF



DIRTY LAUNDRY



**DOLLAR GENERAL**

Project LeanNation  
Eat Clean. Live Lean.



Rochester Regional Health Laboratory

The Children's Center of Brighton

The Children's Center of Brighton

Elmwood Dental & Implant Center

Comella Orthodontics

Ga Gro

# OUR PORTFOLIO





 PERINTON  
SQUARE

 FISHERS  
LANDING

 ENCORE of  
*Lac De Ville*

# ABOUT DIMARCO GROUP

## FOUR 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.

ADMAR  
Construction  
Equipment

BALDWIN REAL ESTATE  
Property  
Management

DIMARCO CONSTRUCTORS  
Construction  
Management

J. DIMARCO BUILDERS  
Facilities  
Management

JD AVIATION  
Private Jet  
Charters



# WHY ROCHESTER

Second only to New York City, the Rochester MSA is the largest regional economy in New York State

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14% of Rochester MSA residents have a professional or graduate degree - in line with Washington DC, San Jose, Boston, Denver & New York City

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15 to 34 year-olds make up the largest generational segment in the area

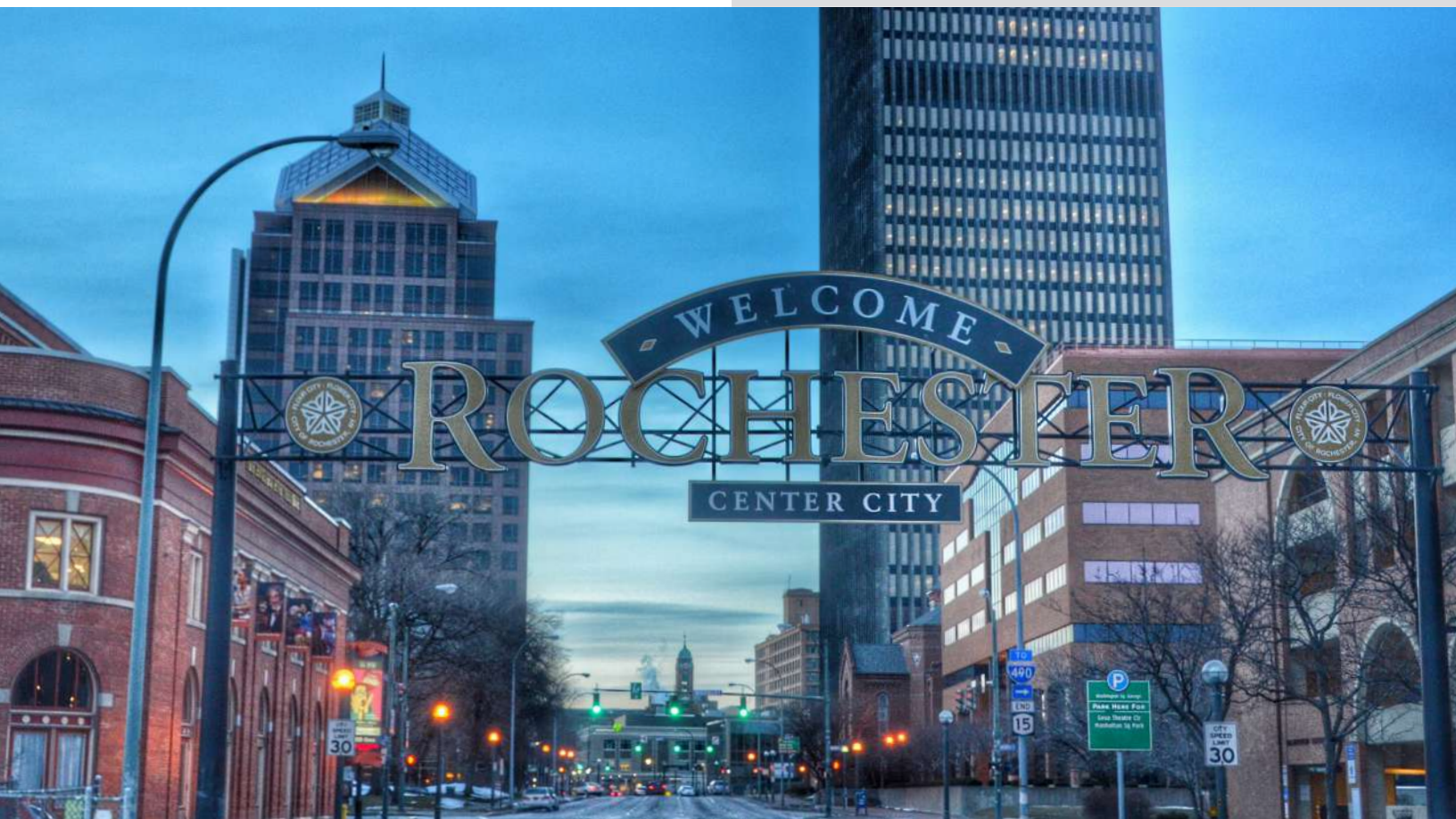
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Home prices in Rochester are more affordable than the national average, which allows for more discretionary spending

“ Rochester has the 3rd best economy in the U.S. ”  
- Brookings Institution

“ Ranked #18 among the world's leading science cities ”  
- Science Reports

“ Rochester is the #1 place to purchase a home ”  
- Forbes Magazine





**INNOVATION  
FROM THE  
GROUND UP**

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Rochester, New York 14623

585.672.5000

[www.dimarcogroup.com](http://www.dimarcogroup.com)

[shoppesatlacdeville.com](http://shoppesatlacdeville.com)  
1900 S Clinton Ave, Rochester, NY 14618

REV 04 2023

**DIMARCO**  
GROUP