

For Lease

37,478 ±SF

Cobblestone Court
Across from Eastview Mall
Victor, NY



Cobblestone Court Route 96

Route 96 at Turk Hill Rd, 10-80 Cobblestone Ct Dr, Victor, NY 14564

Property Features

- Located in Victor on Route 96, Across from Eastview Mall, a Regional mall which has become the Number One mall in the Greater Rochester trade area, and Dick's, who moved across the street to open the 1st Dick's House of Sport.
- Cobblestone Court is a unique opportunity to enter this powerful trade area where, based on the strength of market, these size spaces does not exist. This area is financially strong, plus draws people from Monroe, Wayne, & Ontario Counties.
- Cobblestone Court is anchored by Hobby Lobby, Orville's Appliances, & Ross. Ross Dress for Less's 2nd location in the area is now open here, and Rochester Regional Health's 1st Sports Orthopedic Center, & Thai Delish are Now Open too
- Over 2 million square feet of office space within 6 miles.
- Shared traffic lights with Eastview Mall & Eastgate Square.
- Easy access to I-490 & I-90.

Amenities

- Strong demographics. High traffic counts. Great visibility.
- Expansive Customer draw. Easy access to I-490 & I-90.

Demographic Report

10-80 Cobblestone	1 Mile	3 Miles	5 Miles	7 Miles
Population	853	17,219	63,513	118,688
Households	340	6,964	26,548	48,729
Med HH Income	\$112,236	\$137,402	\$118,721	\$113,881
Daytime Pop (Over 16yrs)	3,776	22,870	47,277	81,583



Plaza Size	265,386 ±SF
Available Size	37,478 ±SF (Former Kmart) 24,639 ±SF (Former Dicks Sport) 23,791 ±SF (TJ Maxx) 1,011 ±SF (Former Super Cuts) TBD ±SF (Pad Next to Hobby)
Lease Rate	Upon Request NNN
Triple Nets	Upon request
Traffic counts	20,245 - 21,439 AADT (Rt 96) 8,808 AADT (Turk Hill Rd)

For more information:

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www.jfiorieco.com
2026

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ESL Drive-thru

Ross Stores Available Hobby Lobby

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Victor, NY

Professional Offices
2,343,884 SF of Offices
on Route 96, between
Eastview Mall
& Bushnell Basin,
with Less than 9 mins
drive time.



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J. Fiorie & Co. LLC
A Commercial Real Estate Brokerage Company

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