

J. Florie & Co.

A Commercial Real Estate Brokerage Company

For Lease

4,800 ±SF

Phoenix Mills Plaza
Medical space
Victor, NY



Phoenix Mills Plaza

6385 Route 96, Victor, NY 14564

Property Features

- Located in the Town of Victor, on Route 96, between E Victor Rd, and Route 332
- Phoenix Mills Plaza is a well known Retail / Office plaza.
- Suite 130 is now available for lease. It is a medical space of 4,800 ±SF, which is a former dialysis office.
- The space has a large medical treatment area, reception area, low power doors, an emergency backup generator, and a grade level door.
- Easy access to Route 96, Route 332, and I-90.

Amenities

- Great exposure
- Well known plaza
- Easy access to Route 96, Route 332, and I-90.

Demographic Report

6385 Route 96	1 Mile	2 Miles	3 Miles	5 Miles
Population	4,790	12,902	19,635	29,789
Households	2,168	5,455	8,066	12,284
Med HH Income	\$75,844	\$81,769	\$83,983	\$88,561



Building Size	10,648 ±SF
Available Size	4,800 ±SF
Acres	6.355 ±Acres
Lease Rate	To be determined NNN
Triple Nets	To be determined
Parking	150+ ±cars
Traffic counts:	14,803 AADT

For more information:

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2020

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PHOENIX MILLS PLAZA

Rt. 96 - Victor, NY
The History

After 30 years of operating East Victor Mills, Solomon Carman had only a pile of ashes before him. For a time you could not hear the splash of the water wheel on Solomon's land. It was replaced by the clang of a hammer and the rip of a saw. Before the same season that had seen the destruction of the mill was through, the new mill was completed. Having been raised from the ashes of East Victor Mills, the new mill would

someday be called Phoenix Mills. Solomon Carman ran the mill until 1864. In that year a man from Arcadia named John Brown purchased the mill and owned the property with Tindale. Two years later the land would be owned by Brown and Wilbur. Under the ownership of Wilbur, the mill was first recorded as Phoenix Mills.

The Phoenix Mills Plaza has returned a piece of history to East Victor by using the name which was once common and the forgotten. Its logo is designed to tell part of the story: In mythology the phoenix represented the sun. Both would die in their own flames and then be reborn. The water mill represents the flour mill. In the case of the Phoenix Mills, the mill was like the sun and the phoenix, being resurrected from a previously burned mill. This is why the wheel, the sun and the phoenix seem to flow in and out of each other in the mark.

The antique looking clock was manufactured by Electric Time in Medfield, Massachusetts. It is something that Phoenix Mills Plaza is proud to have in its plaza. The clock has up to 70 different types of chimes. With a GPS Satellite Receiver, the clock is enabled to synchronize with the National Bureau Standard Atomic Clock. The clock will know when to spring forward or fall backward. Phoenix Mills tenants, customers, and drivers who pass Phoenix Mills Plaza now look at our clock to check the time, just like long ago when people would come to the center of town to see the town clock to know what time of the day it is.

Coming out to the small quiet Town of Victor in the mid 1980's is just what my family wanted. Not knowing we were moving to the "Fastest growing community in upstate New York", quoted in the 2007 Rochester Democrat and Chronicle. My father, being an electrical contractor by trade, was always looking for his next big business endeavor. Driving down Route 96 one crisp Saturday morning, my father noticed a sign on some commercial property for sale. He could not pass it up! After getting all necessary approvals from the town and much help from family, friends, and contractors, the beginning of Phoenix Mills Plaza was starting to come to life. Phoenix Mills has been the start for many NEW and already establish businesses with great years of success. Our plaza has been a family run and operated business since my father put the first stake in the ground.

Welcome to Phoenix Mills. We Hope to see you soon!!! - The Hender Family

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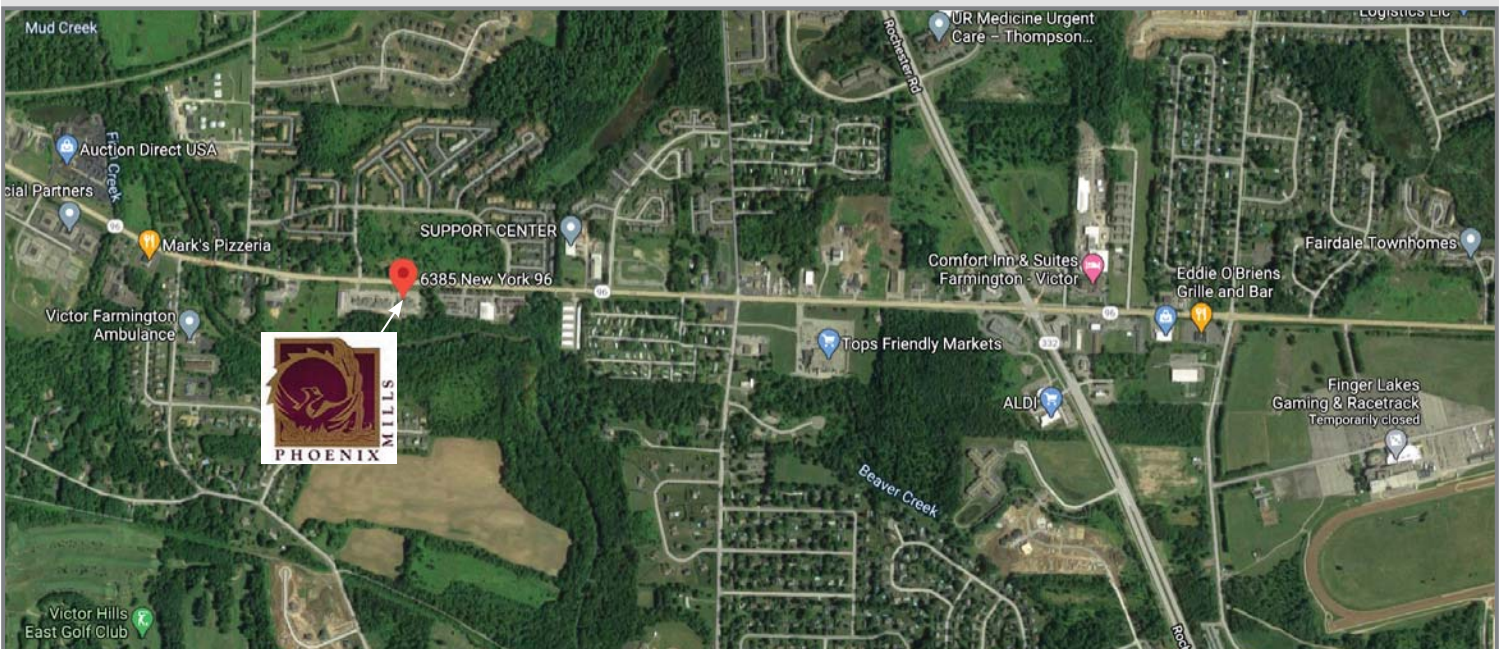
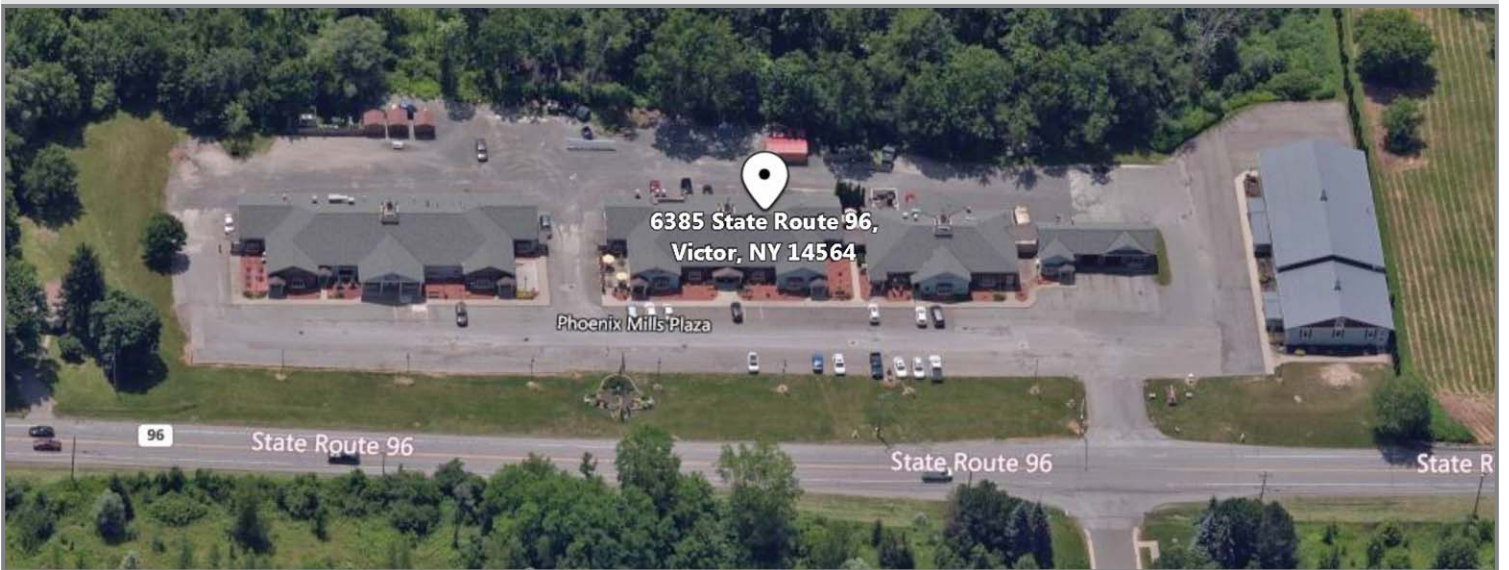
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