



PROPOSED
54,000 ±SF
MEDICAL OFFICE

FIORIE MEDICAL
CENTER



Canal Ponds Commons at I-390

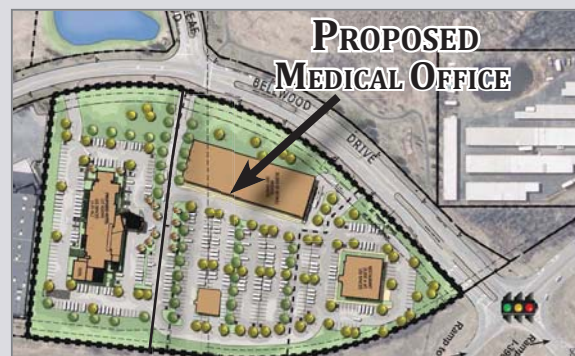
Bellwood Dr & Long leaf Blvd, Greece, NY

Property Features

- Canal Ponds Commons is located at the exit/entrance ramp of I-390 at Ridgeway Ave, and has Great Exposure to I-390.
- Only 1.5 miles from Rochester Regional Health Unity Hospital and 5.3 miles from the Greater Rochester International Airport. Great visibility to the 77,008 Cars that pass this location every day on I-390.
- This Proposed Building at Canal Ponds Commons will have Great visibility to I-390 and a Great Presence. The medical building is 54,000 ±SF, 2 story building, will be designed to Tenant specs, and can be built ADA accessible & Article 28 compliant.
- Woodspring Hotel, an extended stay hotel, has just opened at Canal Ponds Commons with a 122 room hotel, adjacent to this site.
- Canal Ponds Commons fronts 1 Million ±Square feet of whitecollar office space, including QuidelOrtho, LeChase, Summit FCU, and UR Wilmot Cancer Center, to name a few. In close proximity to Rochester Regional Health Unity Hospital, and more.
- There is a 5 Million ±Square feet of Industrial/manufacturing space on the east side of I-390, directly across from this site.
- Great Exposure and Easy Access to/from I-390.

Demographic Report

Bellwood & I-390 ramp	1 Mile	2 Miles	3 Miles	5 Miles
Population	3,902	26,264	88,951	260,301
Households	1,703	12,043	38,397	109,677
Med HH Income	\$79,071	\$66,875	\$62,580	\$63,701



Development Size **7.3 ±Acres Total**

Now Open
Woodspring Hotel **122 Room Hotel**
Opened 6/13/23

Proposed
Medical Office **54,000 ±SF**
on 5.4 ±Acres

Proposed
Future
Development **1.7 ±Acres**

For more information:

Joseph A. Fiorie

President, Real Estate Broker

585-381-8500 • Jaf@jfiorieco.com

105 Despatch Dr
Suite D
East Rochester, NY 14534 www.jfiorieco.com 2025

PROPOSED
54,000 ±SF
MEDICAL OFFICE



GLA

Greater Living Architecture, P.C.



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. ALL NAMES AND SERVICE MARKS ARE COPYRIGHT OF THEIR RESPECTIVE HOLDERS.

105 Despatch Dr
Suite D
East Rochester, NY 14445
www.jfiorieco.com

2024

Joseph A. Fiorie
President, Real Estate Broker
585-381-8500
Jaf@jfiorieco.com

DEVELOPMENT OPPORTUNITY

RETAIL, OFFICE,
OR MEDICAL OFFICE

CALL JOE FIORIE

585-381-8500

585-747-0203
CELL



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

Canal Ponds Commons at I-390

Greece, NY



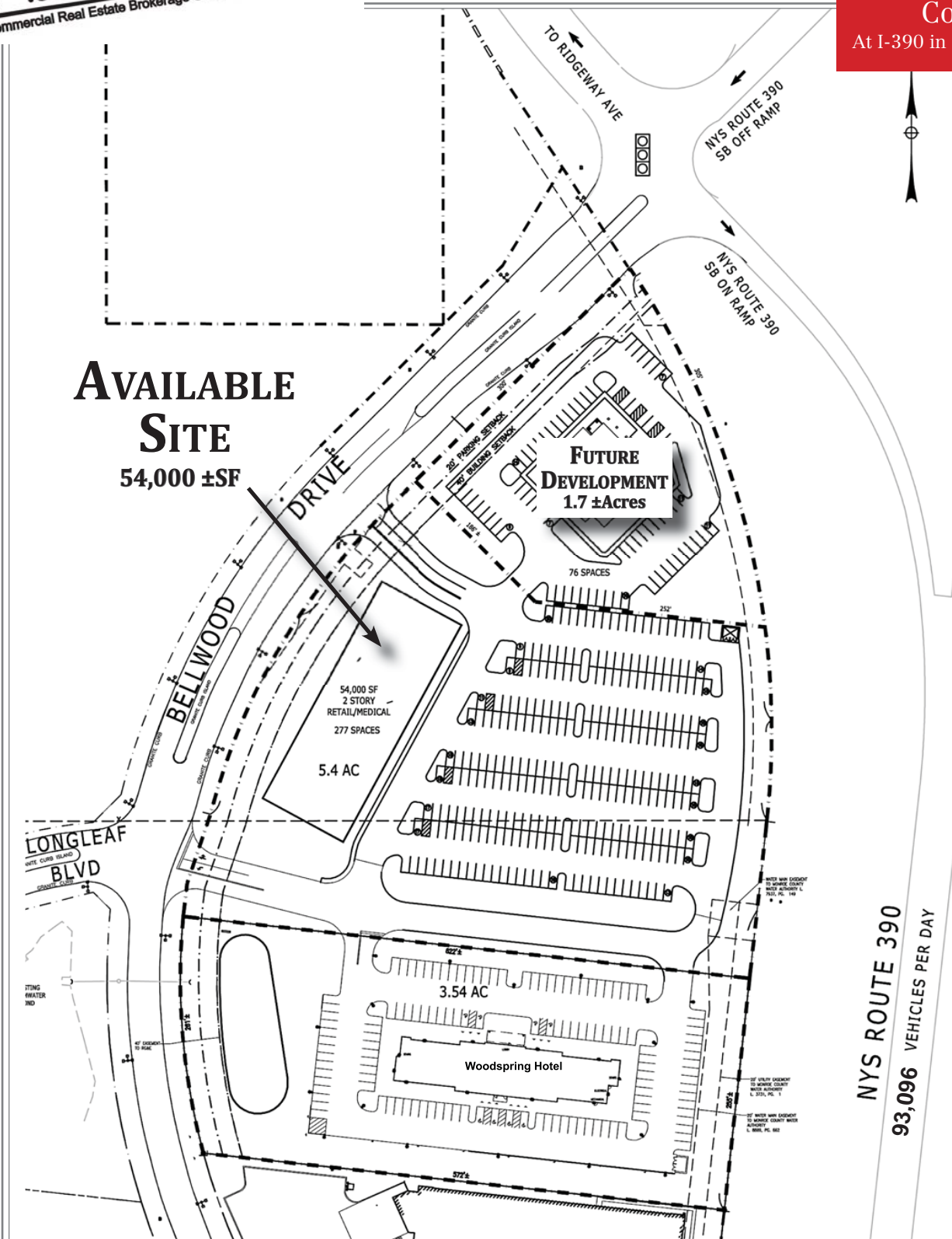
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

105 Despatch Dr
Suite D
East Rochester, NY 14445

www.jfiorieco.com

2025

Joseph A. Fiorie
President, Real Estate Broker
585-381-8500 • jaf@jfiorieco.com



Bergmann
Architects & Engineers
200 East Main Street
Rochester, NY 14604
Tel: 716.243.1234
Fax: 716.243.1235
www.bergmann.com

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

CANAL PONDS

CONCEPT SITE PLAN CP-3
1"=100'

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. ALL NAMES AND SERVICE MARKS ARE COPYRIGHT OF THEIR RESPECTIVE HOLDERS.

105 Despatch Dr
Suite D
East Rochester, NY 14445
www.jfiorieco.com

Joseph A. Fiorie
President, Real Estate Broker
585-381-8500
Jaf@jfiorieco.com