

RETAIL & WAREHOUSE SPACE AVAILABLE FOR LEASE

10376 Bennett Road

Fredonia, NY 14603



VENTURE
BROKERAGE GROUP



AVAILABLE OPPORTUNITIES

- » FOR LEASE: retail & warehouse spaces available
- » Former Valu Home Centers redevelopment building. Owner to deliver new façade June 2024
- » Warehouse Space: 1,901 SF asking \$6/sf
- » Retail Space: 2,519 SF asking \$26/sf

PROPERTY HIGHLIGHTS

- » Co-tenants to include O'Reilly Auto Parts, Firehouse Subs, Liquor Store & Ozone Smoke Shop
- » Conveniently located right off round-about exit of Bennett Rd. E. Main Street & Route 60
- » Excellent visibility, pylon signage & ample parking
- » 2 miles from SUNY Fredonia campus with total enrollment of 3,236 students



Co-tenants:



LIQUOR
STORE

FOR MORE INFORMATION, PLEASE CONTACT:



VALERIE VINCENT
 Licensed Real Estate Associate Broker
 315.663.8827 (c)
Valerie@VentureBrokerageGroup.com

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PROPERTY PHOTOS



RENDERING



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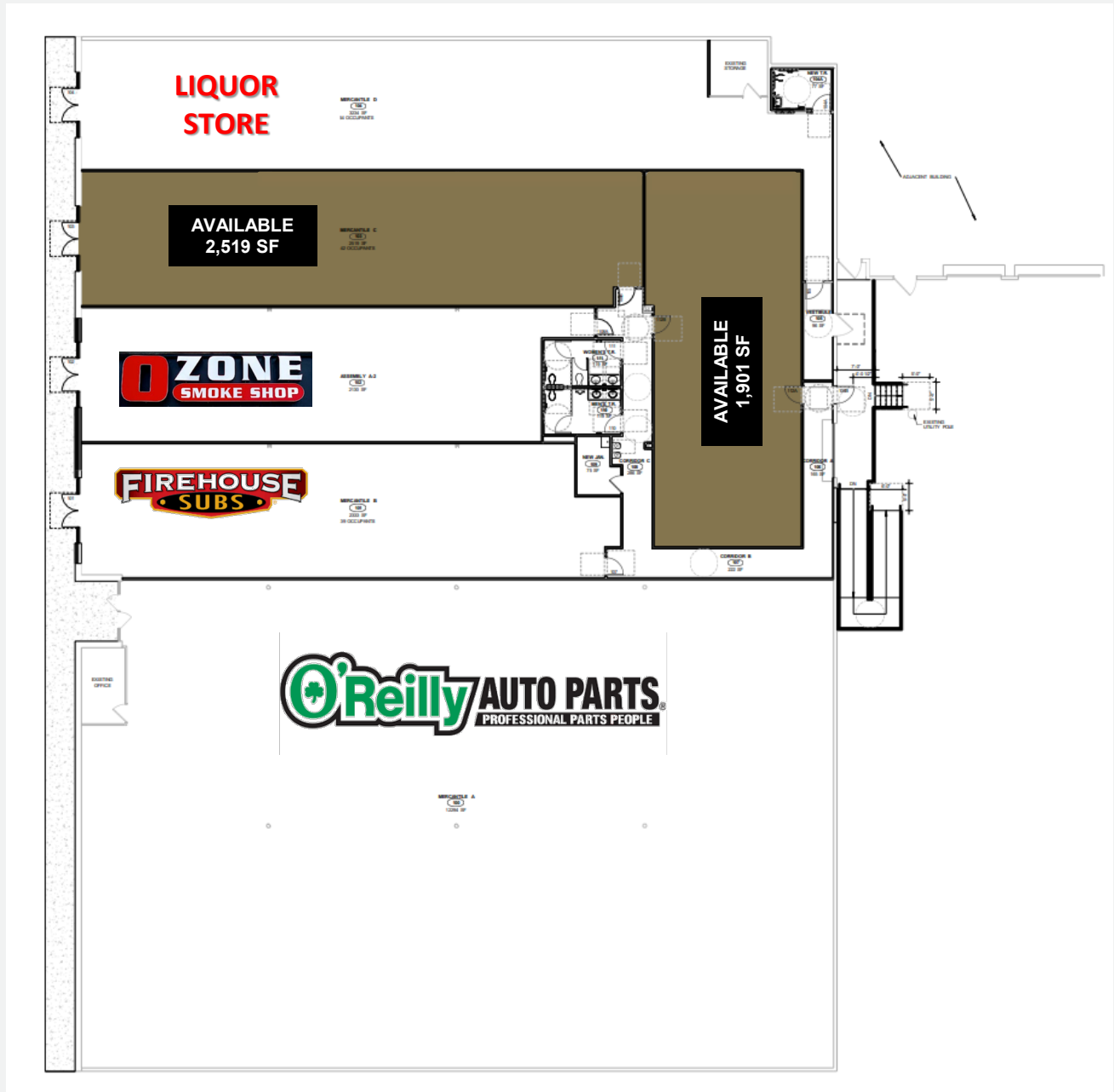
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SITE PLAN



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MARKET AERIAL



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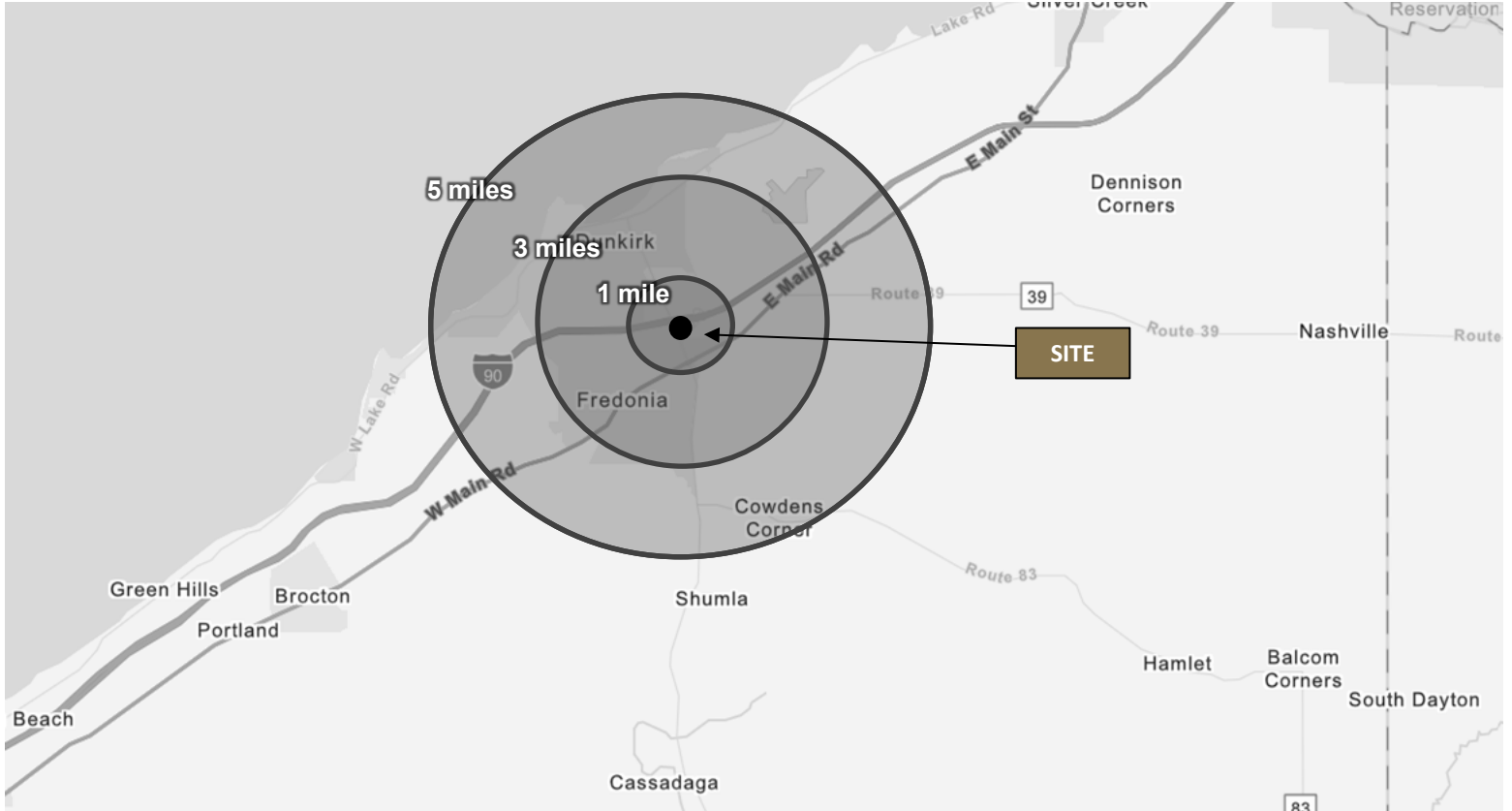


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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	1,457	23,355	27,013
Daytime Population	2,444	23,221	26,840
Households	657	9,582	11,187
Average Household Income	\$84,093	\$66,436	\$68,480



862
Businesses



12,228
Employees



\$108,537
Median Home Value



35.1
Median Age

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