

Grocery Anchor Position - For Lease



Mount Morris Plaza

15 E. State Street, Mount Morris, NY 14510

Property Highlights

- Prime retail location in Mt. Morris NY. Presently anchored by Family Dollar. Key grocery position available.
- Only strip plaza of its kind in Mt. Morris.
- Property exists on 9.48 acres offering the potential for additional pad site development or expansion.
- Neighboring retailers include McDonald's, Walgreen's Pharmacy, Five Star Bank, Dunkin Donuts and many more.
- Close proximity to Interstate 390.
- New York State Designated "Opportunity Zone"
- Village/County Incentives available

Details

- Space size: 17,939 Sq. Ft.
- Expandable to 22,812 Sq. Ft.
- Single-digit rent
- Excellent visibility and access.
- Conveniently located between the Village of Mt. Morris and I-390.
- 9,335 cars per day on East State Street (Rte. 408).
- 13,385 cars per day I-390.
- Most traveled routes in Livingston County.
- 1 mile to Letchworth State Park, with 966,000 yearly visitors.

For More Information Contact

Vince Pettrone (585) 303-8023 • VincePettrone@gmail.com



Location Description

Subject property is located near Rochester, Buffalo and Syracuse, NY. Location provides quick access to Interstate 390, which connects Mt. Morris to Rochester, NY. Subject property is located five miles from the State University of New York at Geneseo (SUNY Geneseo) and one mile from Letchworth State Park which has been termed "The Grand Canyon of the East". It is considered to be the second most popular tourist attraction in Western New York behind Niagara Falls.

Location Information

Building Name	Mount Morris Plaza
Street Address	15 E. State Street
City, State, Zip	Mount Morris, NY 14510
County	Livingston
Market	Western New York State
Sub-market	Rochester, NY
Cross-Streets	RT 390

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