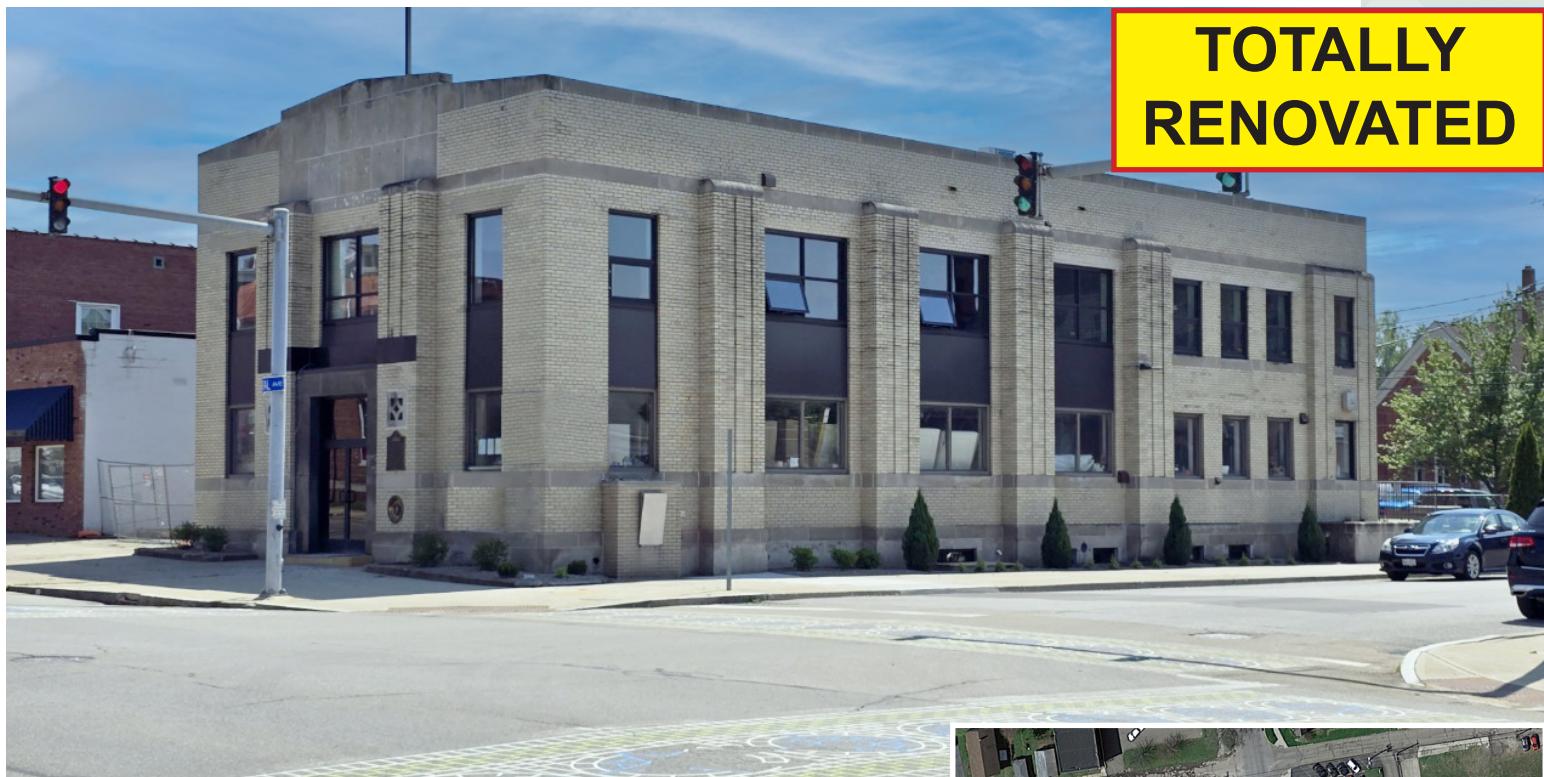


# FOR LEASE

## 2,700 Sq. Ft. Prime Commercial Space

401 - 403 Central Avenue, Dunkirk, NY 14048



### PROPERTY HIGHLIGHTS

- Prominent street level space in Dunkirk's Central Business District
- 2024/2025 "top to bottom" renovation nearing completion
- Iconic, newly redeveloped historic mixed use building
- Recipient of major NYS DRI grant that's revitalizing Downtown Dunkirk
- High visibility at signalized intersection, across from City Hall
- Ideal for retail, cafe, pharmacy, medical, office, potential cannabis dispensary, or any commercial use that can benefit from this prominent corner location
- Drive-thru option available for pharmacy, coffee shop, bakery, or other light foodservice
- Owner will build to suit brand new space for tenant's needs
- Can be divided for the right tenant
- Dedicated off street parking plus ample on street options

### DEMOGRAPHICS:

	<u>2 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
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Population:	12,872	25,551	37,268
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Households:	5,312	10,247	14,947
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Average HH Income:	\$51,411	\$63,825	\$65,863
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The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

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