

# FOR LEASE

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

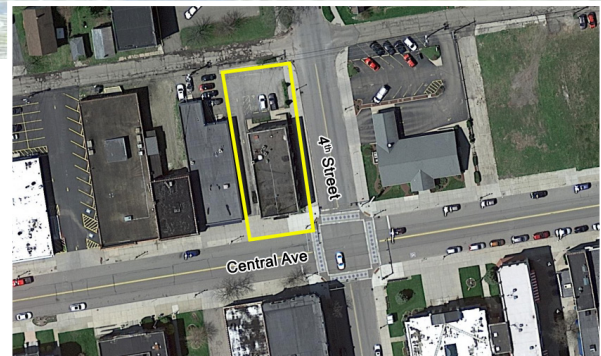
401 - 403 Central Avenue, Dunkirk, NY 14048

### TOTALLY RENOVATED



### 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:

	2 Miles	5 Miles	10 Miles
Population:	12,872	25,551	37,268
Households:	5,312	10,247	14,947
Average HH Income:	\$51,411	\$63,825	\$65,863



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44 Temple St, Fredonia, NY 14063



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