

# BIG FLATS COMMONS

950 Country Route 64  
Big Flats, NY 14814



## PROPERTY DESCRIPTION

Great plaza at a busy intersection located across from Arnot Mall. Tenants of the Plaza include Target, Best Buy, Maurice's, Panera Bread & Five Guys. This is a large shopping complex in the busiest shopping corridor for New York's Southern Tier.

## LOCATION DESCRIPTION

Located at the signalized intersection of Route 64 across from Arnot Mall, Big Flats Commons was built in 2007 and is located at one of the busiest intersections in the Southern Tier. Adjacent to Big Flats Consumer Square, this property is located in the center of a large retail corridor. Retailers in the area include Lowe's, Tops, Sam's Club, Walmart, Harbor Freight, Hobby Lobby, Barnes & Noble, Petco, Michaels, Kohl's, Walmart, ALDI, and Dick's Sporting Goods, as well as numerous fast food and casual dining restaurants.

## PROPERTY HIGHLIGHTS

- Major shopping center in the area
- Signalized entrance
- Multiple curb cuts for easy access
- NNN Leases (Total: \$6.78)
- 29,000 ADT on Country Route 64
- Diverse tenant mix in nearby shopping centers



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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,220 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Available Space	Available	4,220 SF	NNN	Negotiable	Cam: \$3.56 INS: \$0.21 Tax: \$2.37 Total: \$6.78



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Massive pylon sign for the shopping center



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4,220 SF Former Mattress Store Space - Clear, open floor plan



4,220 SF Former Mattress Store Space - Large Windows with a vestibule entrance



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