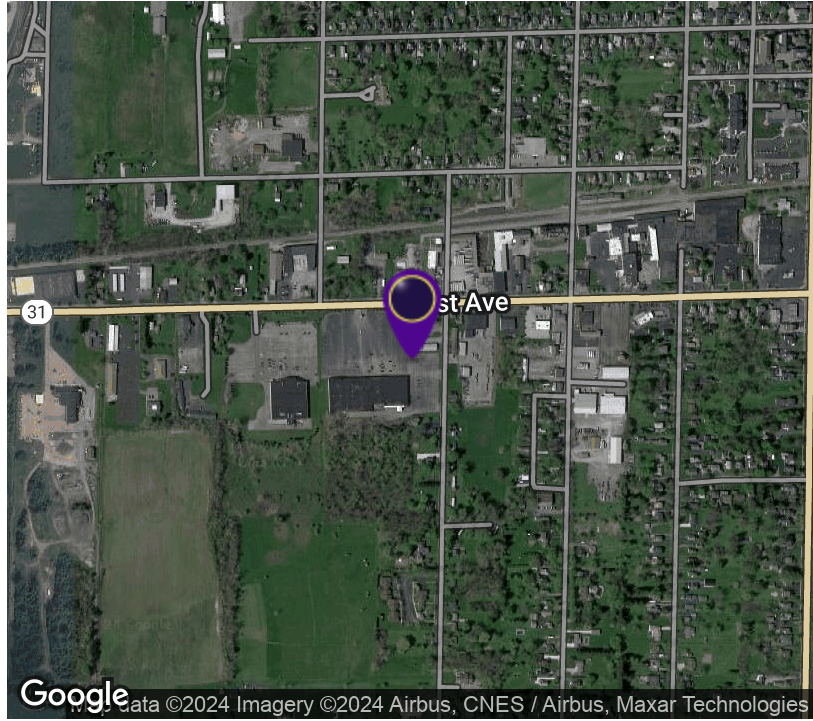


Albion Shopping Center

316 West Avenue, Village of Albion, NY 14411



OFFERING SUMMARY

Available SF:	16,500 - 16,678 SF
Lease Rate:	\$6.00 SF/yr (NNN)
Lot Size:	15.4 Acres
Year Built:	1971
Building Size:	74,252 SF
Zoning:	Commercial

PROPERTY OVERVIEW

For Sale or Lease Albion Shopping Center has 2 spaces available, 16,678+/- SF and 16,500+/- SF respectively. There are 5 Retail spaces in this shopping center with 2 spaces currently available. Current tenants at the center include Save-A-Lot, Albion Pro Hardware, Dollar Tree and Napa Auto Parts making it a local shopping destination. Situated in a high-traffic location on Route 31, the center offers large open retail spaces in the heart of Central Albion. With road frontage of 492' on West Ave, ample parking with 787 spaces, a Gross Leasable Area of 74,252+/- SF, total Land Area of 15.4+/- AC, Albion Shopping Center provides an ideal setting for your retail business.

LOCATION OVERVIEW

Busy plaza in Albion, NY. Tenants include Save-A-Lot, Dollar Tree and Napa Auto Parts. High traffic location on Route 31. Near the village and NYSDOC Orleans Correctional Facility.

PROPERTY HIGHLIGHTS

- Strong potential for long-term lease stability and investment return
- 74,252+/- SF building with ample space for retail and commercial use
- 5 units providing diverse leasing opportunities for a variety of different businesses
- Established in 1971, offering a solid foundation for long-term investment
- Commercial zoning provides flexibility for various types of businesses
- Prime location in the Village of Albion, NY, offering high visibility



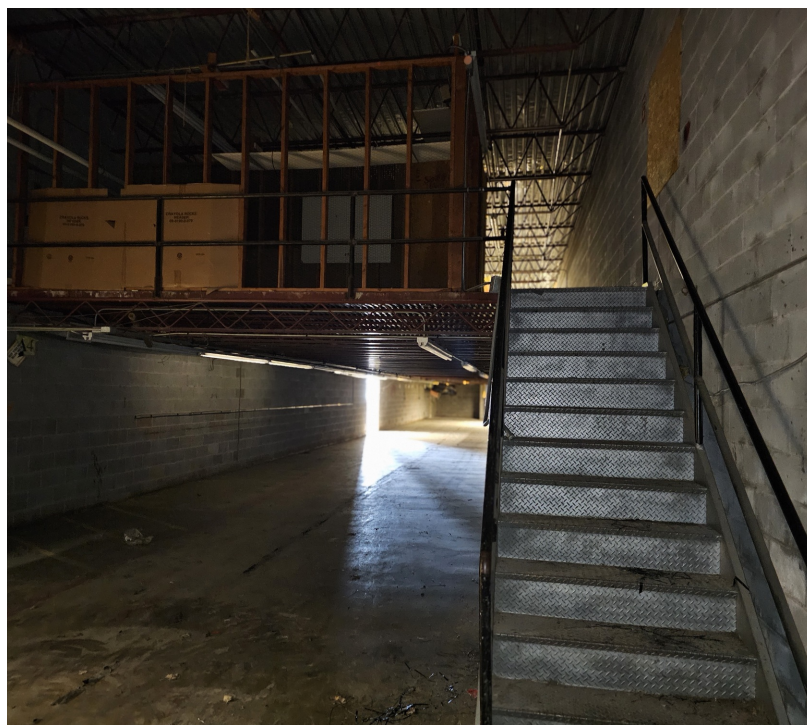
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ADDITIONAL PHOTOS

Albion Shopping Center

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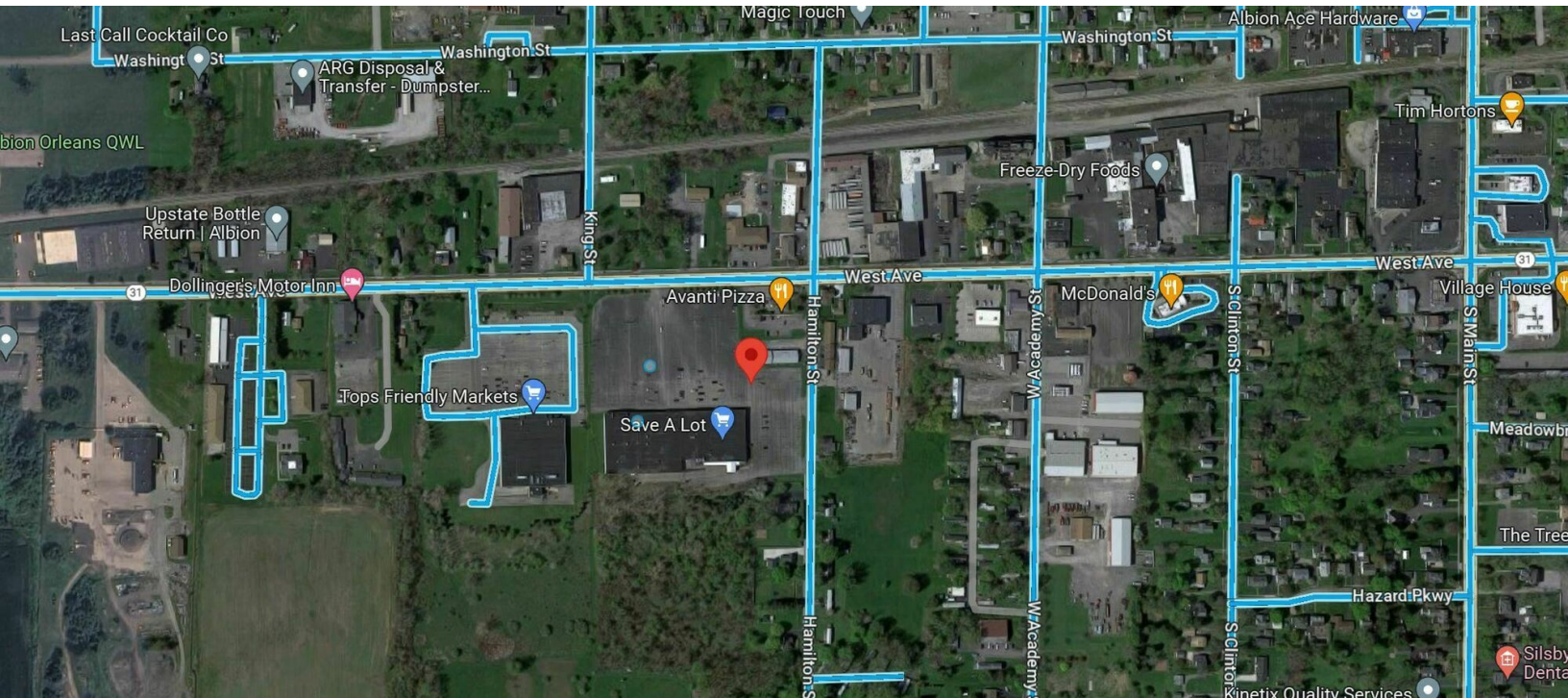
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Suite	Tenant	GLA SF
101	Available	16,678
101A	Dollar Tree	9,186
101B	Available	16,500
102	Albion Pro Hardware	7,124
103	Save A Lot	24,785

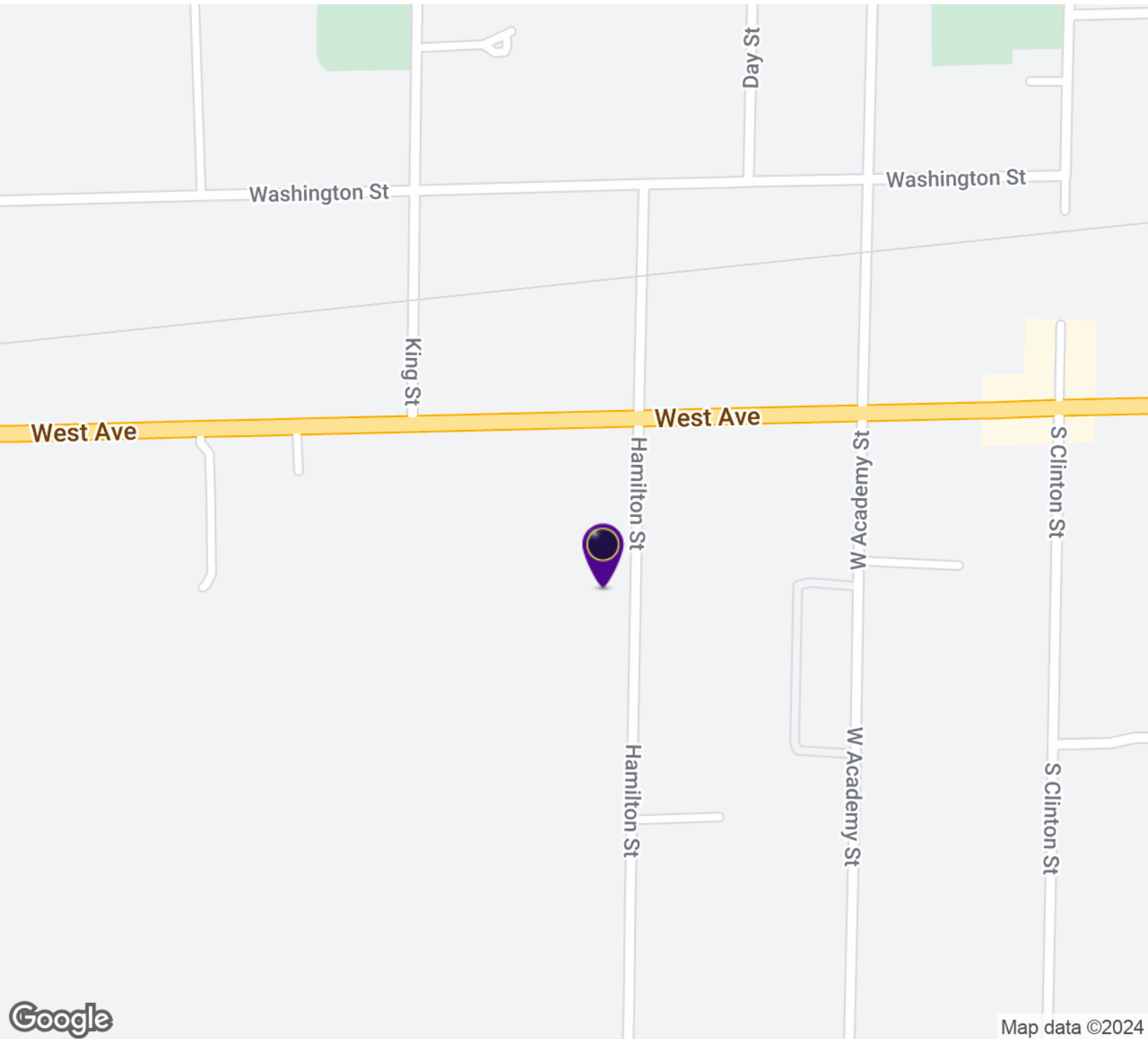


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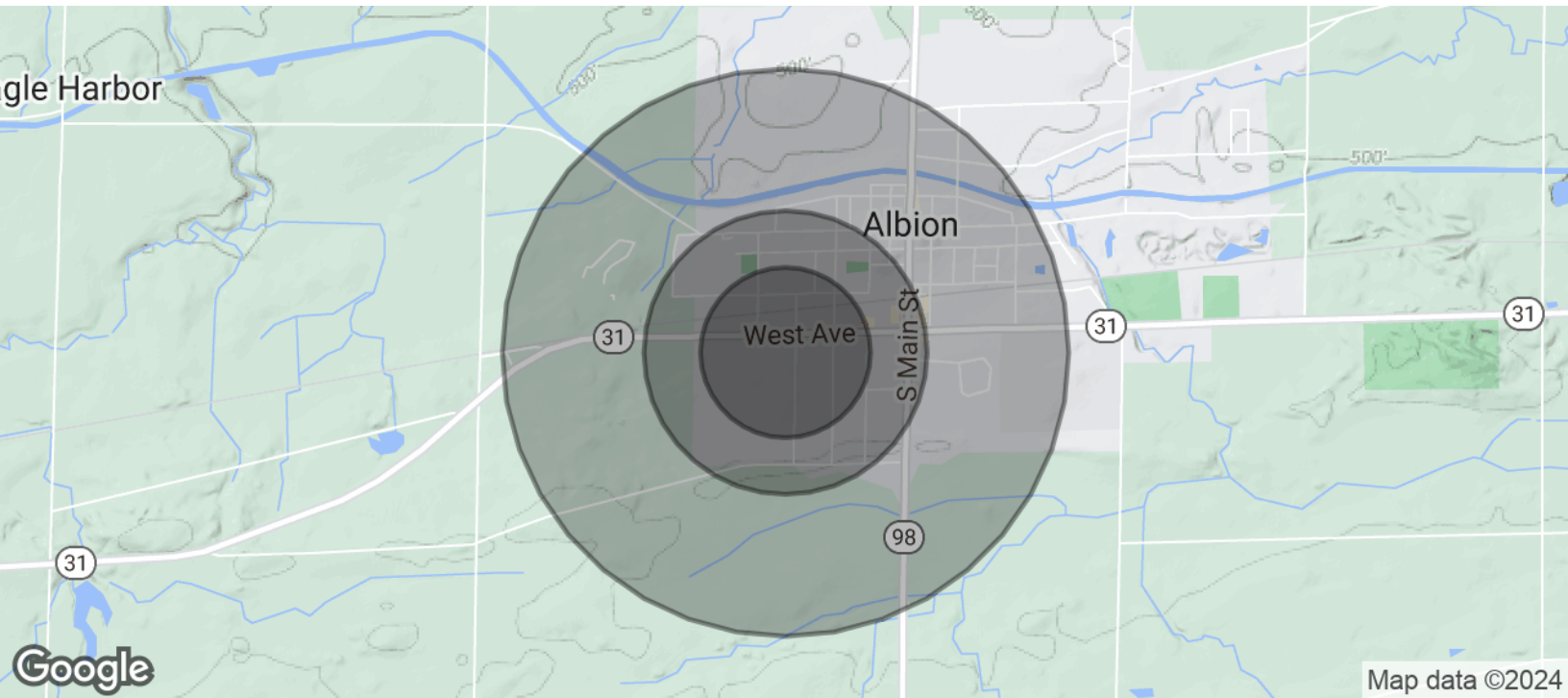


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	286	1,328	4,371
Average Age	39	39	40
Average Age (Male)	39	39	39
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	120	565	1,543
# of Persons per HH	2.4	2.4	2.8
Average HH Income	\$64,515	\$62,569	\$56,417
Average House Value	\$118,484	\$110,789	\$125,837

Demographics data derived from AlphaMap



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