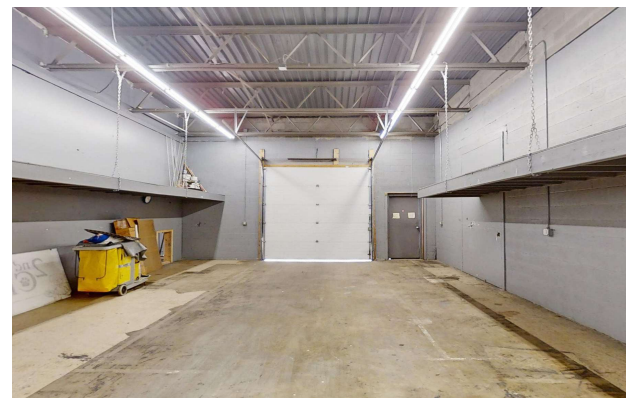
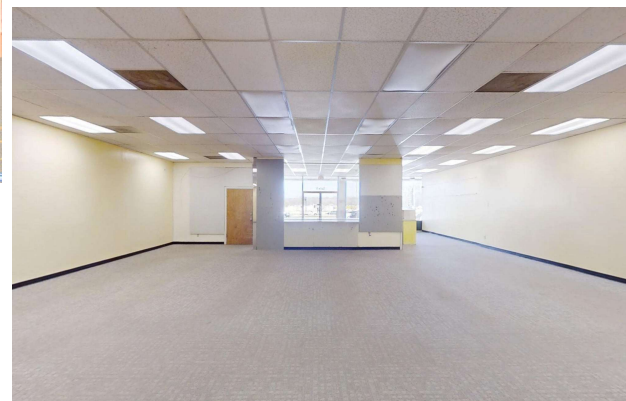


FOR LEASE

6,150± SF MIXED-USE SPACE

707 Fairmount Avenue, Suite 9 | Jamestown, NY 14701



OFFERED AT:
\$8.00/SF/YR
NNN

PROPERTY HIGHLIGHTS

- 6,150± SF Mixed-Use Space At Fairmount Avenue Plaza
- Mostly Open Floor Plan with 34'8" Window Frontage
- 1,085± SF Warehouse/Storage With Overhead Door & Double Doors - Floor Plan Available
- Located Along Jamestown's Main Retail Corridor
- Near Runnings, Walmart, Home Depot, Wegmans, Starbucks, AutoZone, Aldi, Target, Verizon, Burger King, McDonalds, Rite Aid, Chautauqua Mall & More
- Excellent Visibility With 18,027 Average Vehicles Per Day Along Fairmount Avenue (NYSDOT 2024)
- Signage At Signalized Entrance To Plaza
- Join Dunn Tire, Subway, Fairmount Salon & Day Spa, Blue Collar Workwear, Dean's Restaurant, Perfect Pizza, Gamerz Haven, OhLaLa Nails, Patient's Pharmacy, Click Photo Studios, AT&T, Zoom Tan & Enterprise Rent-A-Car
- Offered At \$8.00/SF/YR - NNN
NNN Estimated At \$2.67/SF/YR Based On 2024
Approximately \$5,468/Month (Rent + NNN) + Utilities
- Tour Online:
<https://my.matterport.com/show/?m=W1ixaEQy1Ra>

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FOR MORE INFORMATION PLEASE CONTACT

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sbauer@sherrybauerrealestate.com

SBRE

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For Lease | 707 Fairmount Avenue, Suite 9 | Jamestown, NY 14701

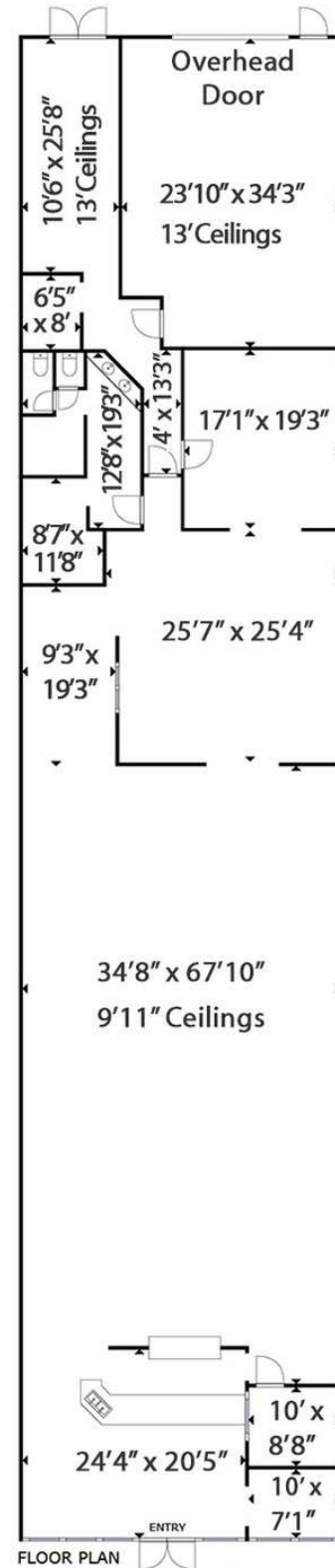
SBRE
SHERRY BAUER REAL ESTATE SERVICES

360° VIRTUAL TOUR

6,150± SF Gross Rentable Area
5,632± SF Gross Internal Area

Note: Drawing may not be to scale. All sizes & dimensions are approximate. Measurement accuracy is within 2% of reality.

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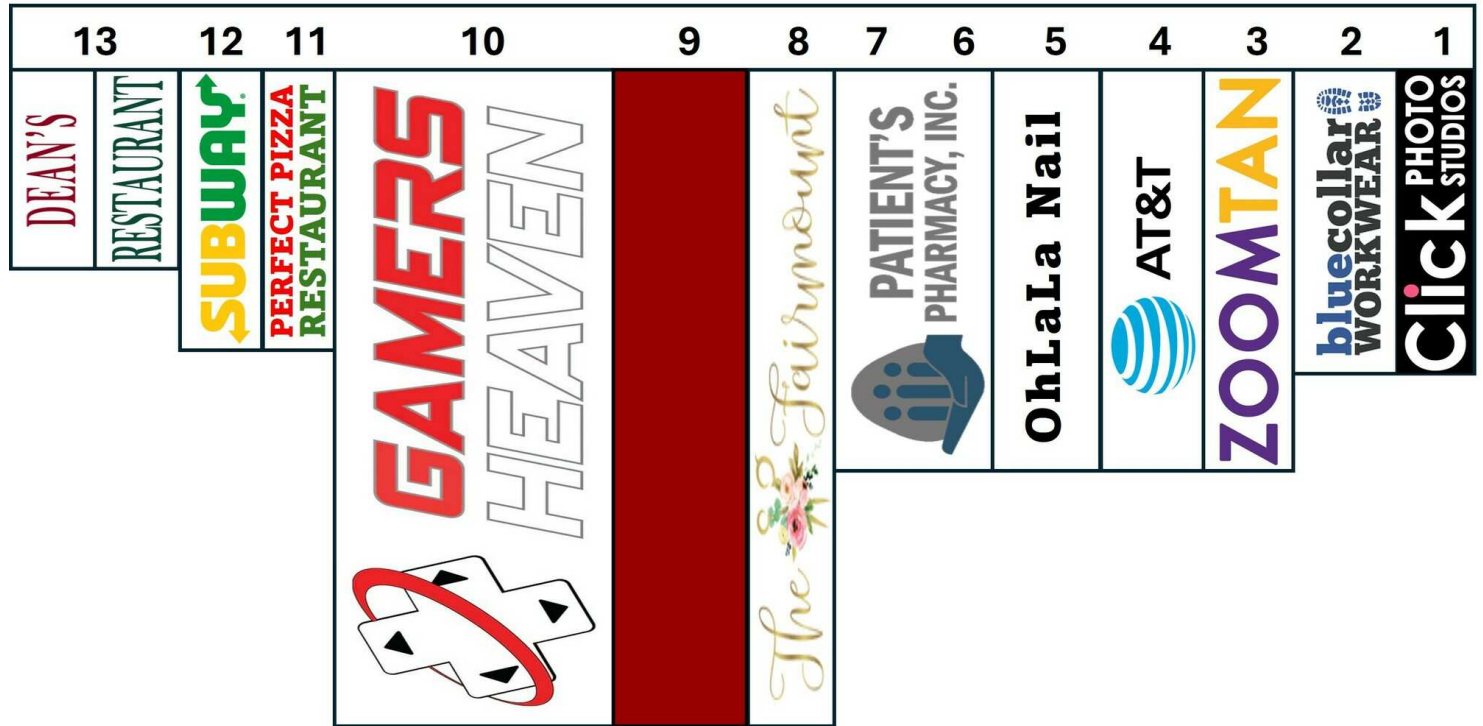
F. 814.453.2001

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Front of Plaza



AVAILABLE SPACES

	SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■	Suite 9	Available	6,150 SF	NNN	\$8.00 SF/yr

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