

FOR SALE OR LEASE

64 W MAIN ST

64 W Main St, Fredonia, NY 14063



PROPERTY DESCRIPTION

Presenting a fully renovated, turnkey restaurant property in the heart of downtown Fredonia. Built out from top to bottom in 2021, this 3,900± SF building features a full commercial kitchen, expansive bar, multiple dining areas, and three outdoor patios—including an enclosed four-season patio with gas firepit. The space is equipped with walk-in refrigeration, DJ booth, stage for live music, televisions throughout, and a complete package of glassware, barware, utensils, and cookware, making it move-in ready for an operator. The property offers seating for 128 guests indoors and 88 guests outdoors, maximizing dining capacity year-round. Positioned on West Main Street just steps from SUNY Fredonia, this property offers excellent visibility, strong local and student traffic, and convenient access to I-90.

PROPERTY HIGHLIGHTS

- 3,900± SF turnkey restaurant, fully renovated in 2021
- Seating for 128 guests indoors and 88 guests outdoors
- Full commercial kitchen with walk-in cooler and professional equipment
- Expansive bar, multiple dining areas, and three outdoor patios (including four-season enclosed patio with firepit)
- DJ booth, stage for live music, and TVs throughout
- Prime downtown Fredonia location steps from SUNY Fredonia and minutes to I-90

OFFERING SUMMARY

Sale Price:	\$699,000.00
Lease Rate:	\$20.00 SF/ yr (MG)
Lot Size:	0.21 +/- Acres
Building Size:	3,900 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,426	7,146	11,050
Total Population	6,890	17,942	27,139
Average HH Income	\$73,322	\$69,180	\$67,286

CHRIS SURACI

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PHOTOS

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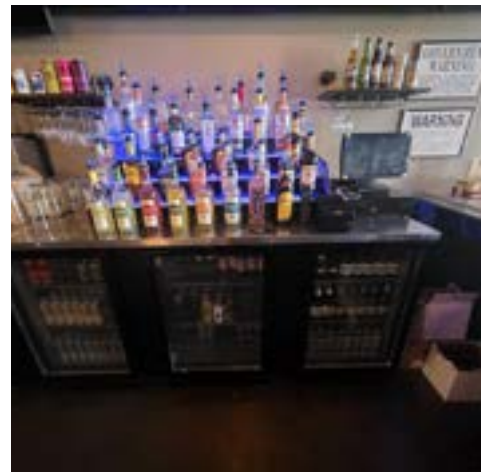
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BAR

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KITCHEN

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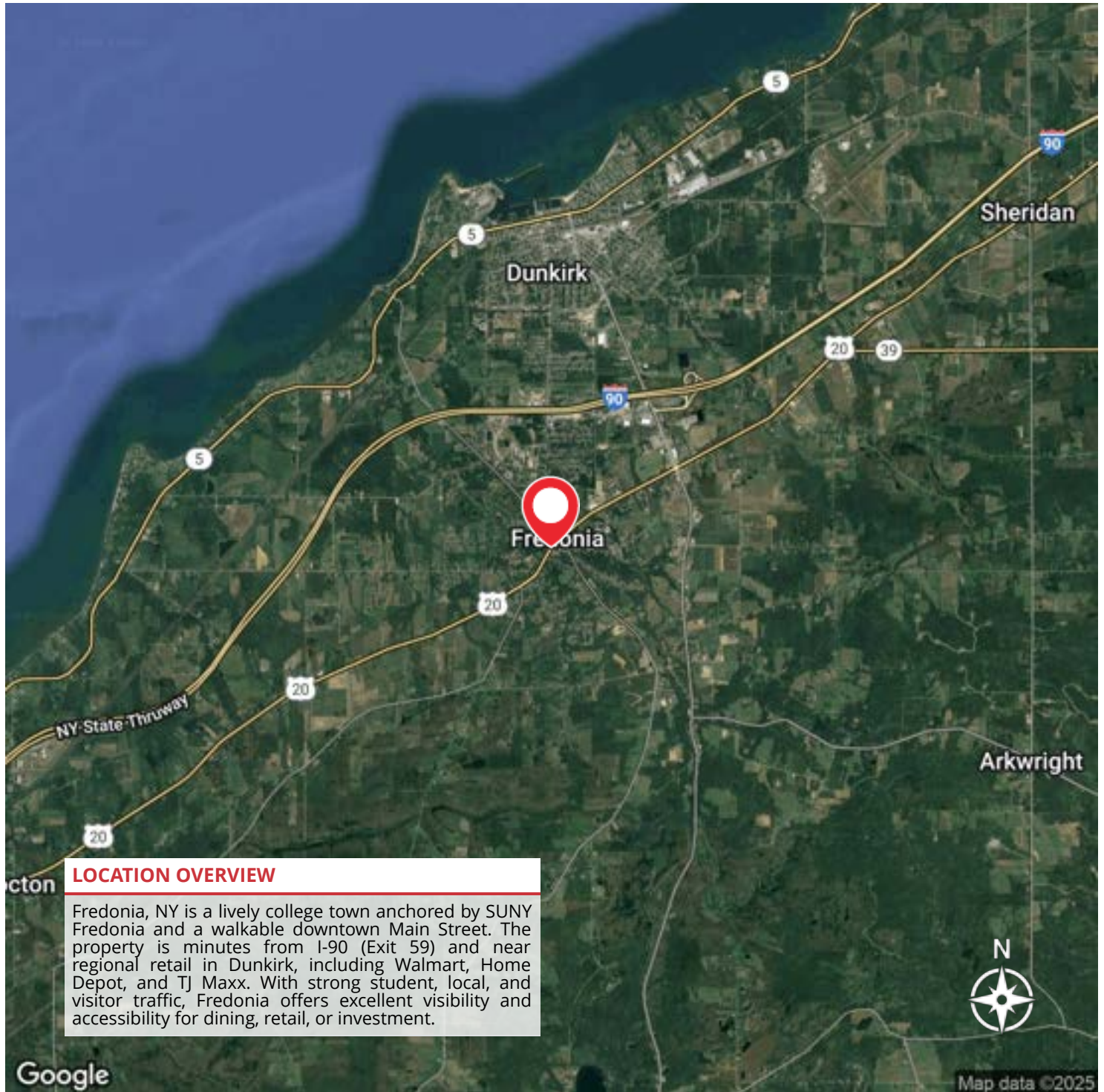
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LOCATION MAP

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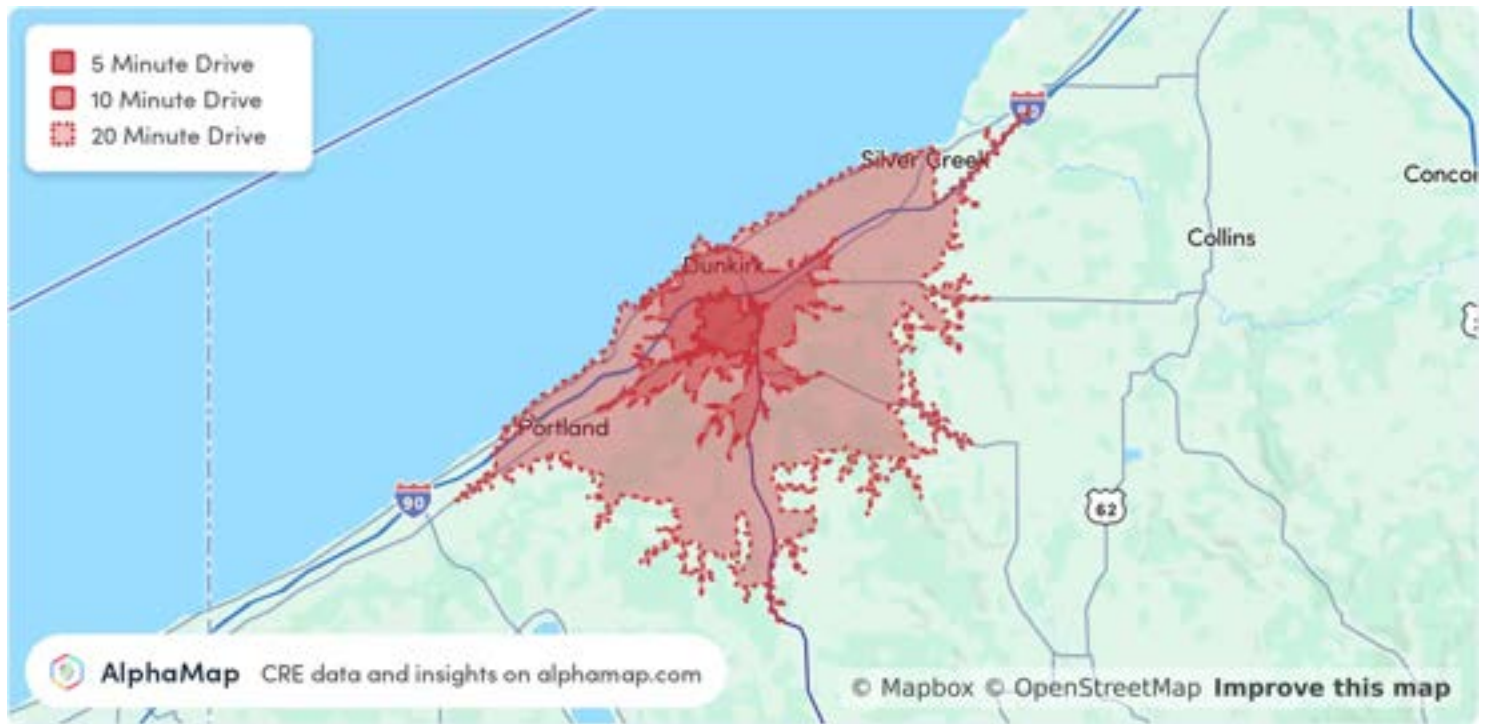
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POPULATION	5 MINUTES	10 MINUTES	20 MINUTES
Total Population	9,137	24,087	36,076
Average Age	38	40	42
Average Age (Male)	37	39	41
Average Age (Female)	38	41	43

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	20 MINUTES
Total Households	3,365	9,787	14,689
Persons per HH	2.7	2.5	2.5
Average HH Income	\$76,666	\$65,333	\$69,499
Average House Value	\$229,608	\$168,581	\$168,622
Per Capita Income	\$28,394	\$26,133	\$27,799

Map and demographics data derived from AlphaMap

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