

2,000 SF WAREHOUSE SPACE AVAILABLE FOR LEASE

10376 Bennett Road

Fredonia, NY 14603

VENTURE
BROKERAGE GROUP



AVAILABLE OPPORTUNITIES

- » **FOR LEASE: 2,000 SF warehouse space**
- » Asking \$26/SF

PROPERTY HIGHLIGHTS

- » Co-tenants to include O'Reilly Auto Parts, Firehouse Subs, Liquor Store & SuperCuts
- » Conveniently located right off round-about exit of Bennett Rd. E. Main Street & Route 60
- » Excellent visibility along Bennett Road; pylon and building mounted signage available with ample parking
- » 2 miles from SUNY Fredonia campus with total enrollment of 3,236 students



Co-tenants:



LIQUOR
STORE

FOR MORE INFORMATION, PLEASE CONTACT:



VALERIE VINCENT

Licensed Real Estate Associate Broker
315.663.8827 (c)
Valerie@VentureBrokerageGroup.com

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PROPERTY PHOTO



RENDERING



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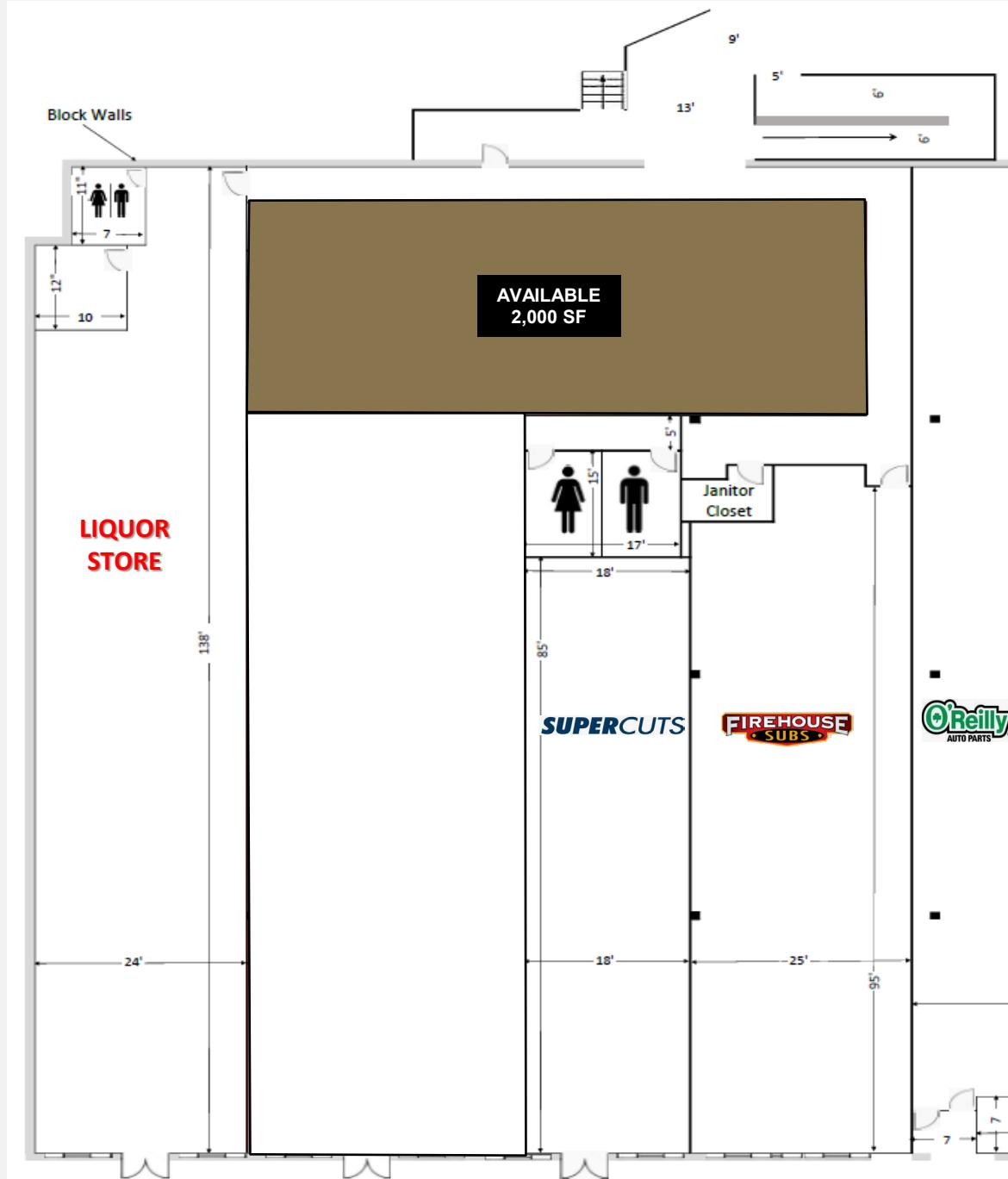
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SITE PLAN



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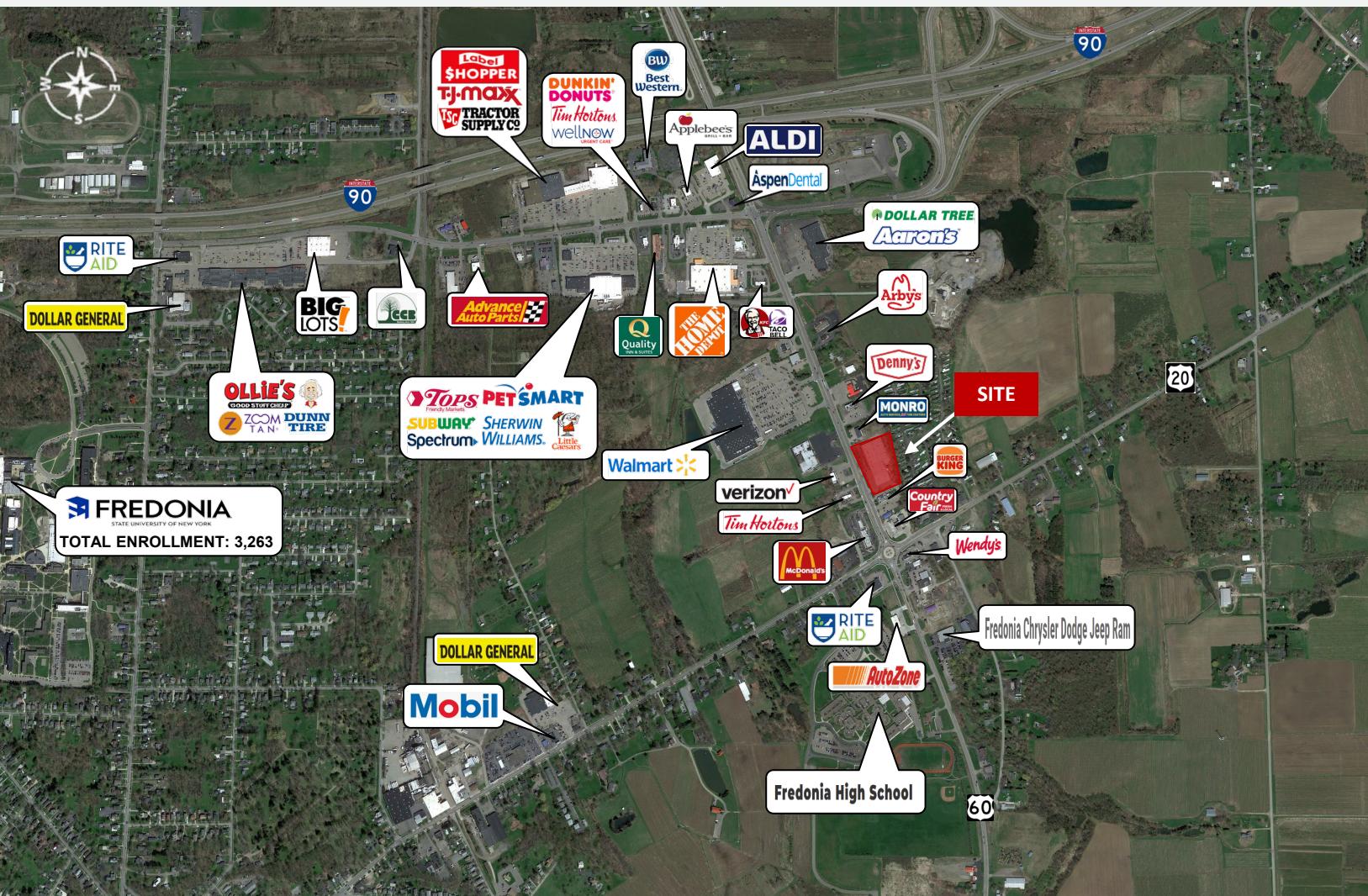
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MARKET AERIAL



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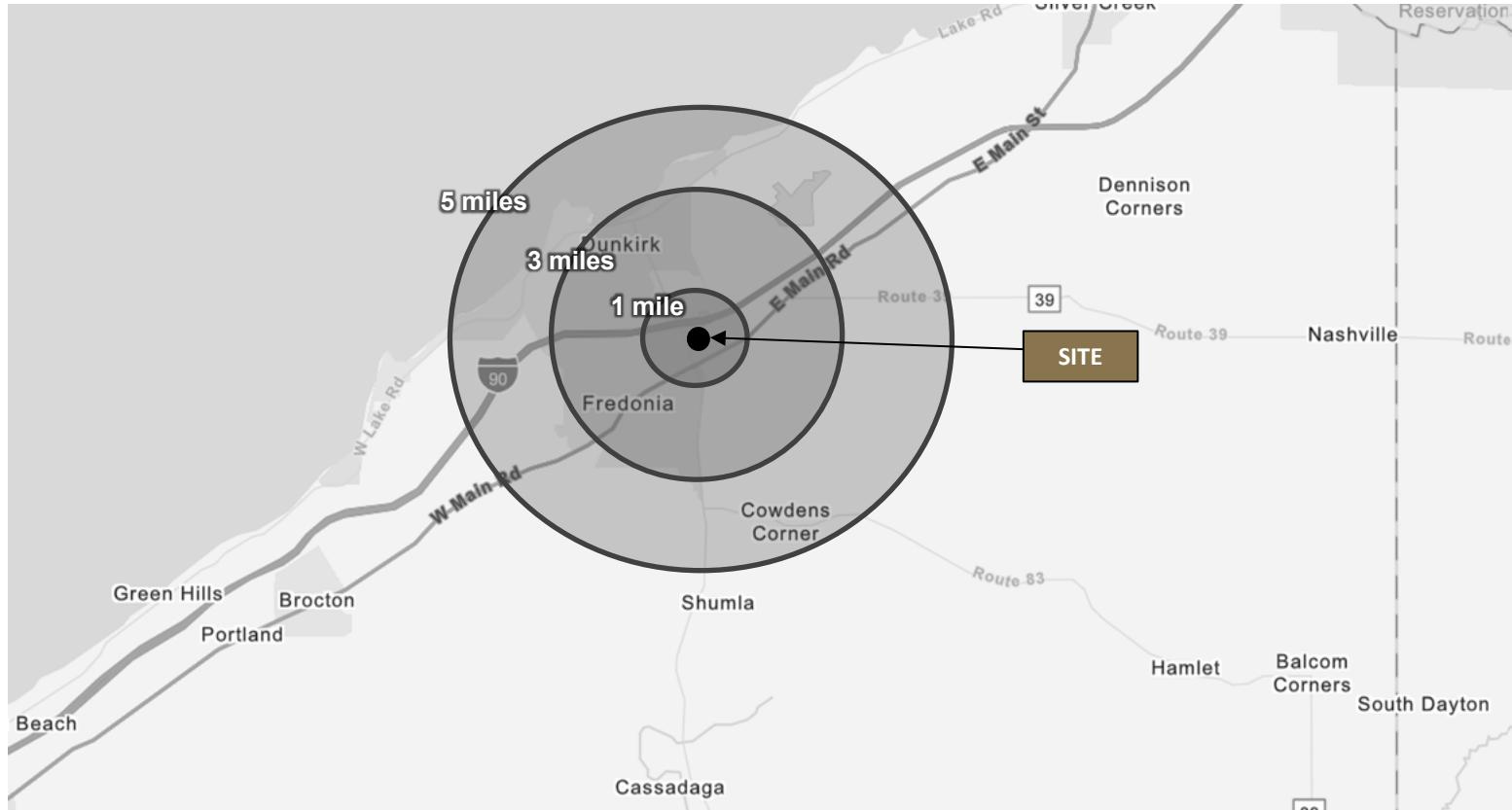
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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	1,457	23,355	27,013
Daytime Population	2,444	23,221	26,840
Households	657	9,582	11,187
Average Household Income	\$84,093	\$66,436	\$68,480



862
Businesses



12,228
Employees



\$108,537
Median Home Value



35.1
Median Age

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