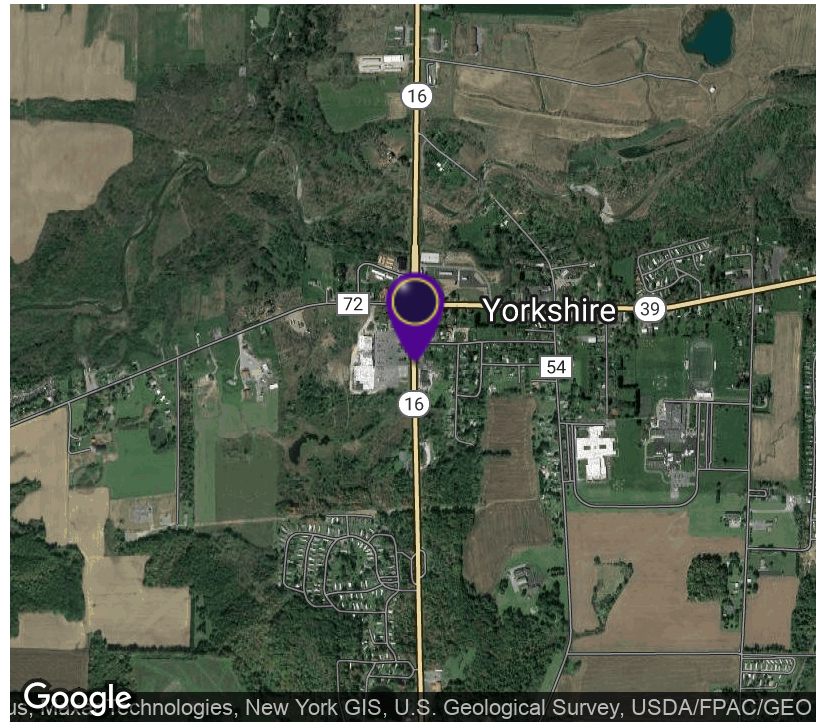


Former Pizza Hut - Yorkshire Plaza

12189 Route 16, Yorkshire, NY 14173



OFFERING SUMMARY

Available SF: 2,250 SF

Lease Rate: Call For More Details

Lot Size: 1+/- Acres

Building Size: 2,250 SF

Zoning: Commercial

PROPERTY OVERVIEW

Former Pizza Hut located in the Yorkshire Plaza in Cattaraugus County on the corner of NY Route 16 & W. Yorkshire Road. This 2,250 +/- SF space is ideal for any restaurant or business looking for high traffic and drive-by exposure. Ample parking in large paved lot. Also available are out parcels for ground lease and 3,050 +/- SF end cap with drive-thru & 28,632 +/- SF.

LOCATION OVERVIEW

Located east of Springville, north of Delevan, south of Chaffee, and west of Arcade, this plaza is centrally located between all four towns. Accessible from W. Yorkshire Road, Main Street & Olean Road Route 16 intersection this plaza host tenants such as Big Lots, Save A Lot, Sandra's Hair Impressions, Valu Home Center, and Dollar General. Other local restaurants and stores include Burger King, Rite Aid, 7-Eleven, Walgreens, Five Star Bank, Verizon, United States Post Office, Tim Hortons, Weber City Deli, Southtown Tire & Auto Repair, and many more.

PROPERTY HIGHLIGHTS

- Excellent Location with Large Anchor Tenants in Yorkshire Plaza
- Former Pizza Hut - Fully Equipped Turn Key Restaurant Opportunity
- 2,250 +/- SF Available
- Ample Parking



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ADDITIONAL PHOTOS

Former Pizza Hut -Yorkshire Plaza

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29,000 Sq. Ft. Available

Save a lot

3,050 S.F Available

BIG LOTS!

Pizza Hut

BURGER KING

Tim Hortons CAFE & BAKE SHOP

VALU HOME CENTERS

FIFTH THIRD BANK

DOLLAR GENERAL

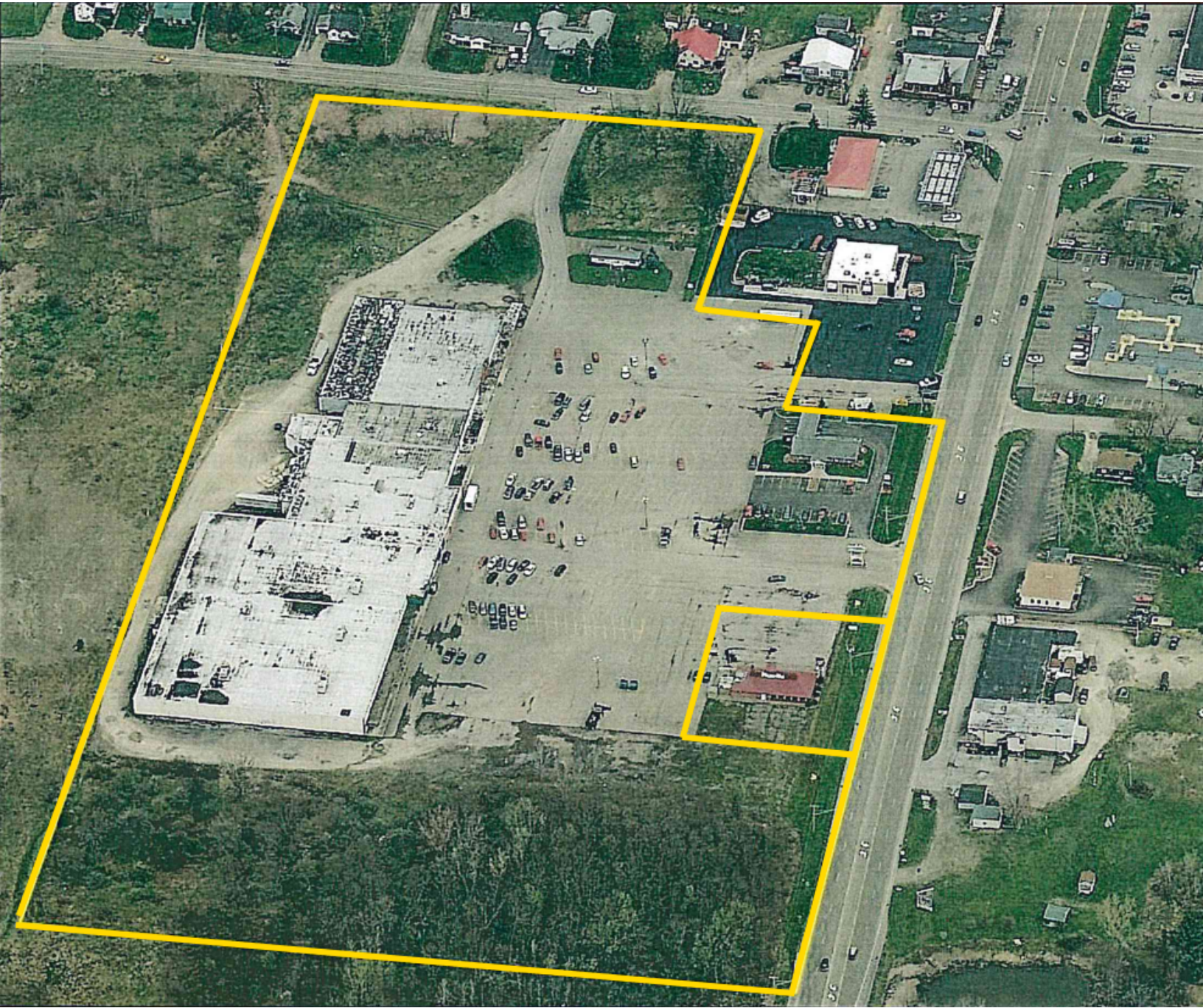
Large Area Side Of Center Available For Development

Detailed description: This is an aerial photograph of a large commercial building complex. The building has a long, low profile with a flat roof. Several callout boxes with arrows point to specific areas of the building and surrounding land. One box indicates '29,000 Sq. Ft. Available' pointing to a large section of the building's roof. Another box indicates '3,050 S.F Available' pointing to a smaller section. A third box indicates 'Large Area Side Of Center Available For Development' pointing to a grassy area to the left of the building. The 'Save a lot' logo is positioned above the building. Surrounding the building are various commercial logos: 'BIG LOTS!', 'Pizza Hut', 'BURGER KING', 'Tim Hortons CAFE & BAKE SHOP', 'VALU HOME CENTERS', 'FIFTH THIRD BANK', and 'DOLLAR GENERAL'. The surrounding area includes parking lots, trees, and other commercial buildings.

ADDITIONAL PHOTOS

Former Pizza Hut - Yorkshire Plaza

12189 Route 16, Yorkshire, NY 14173

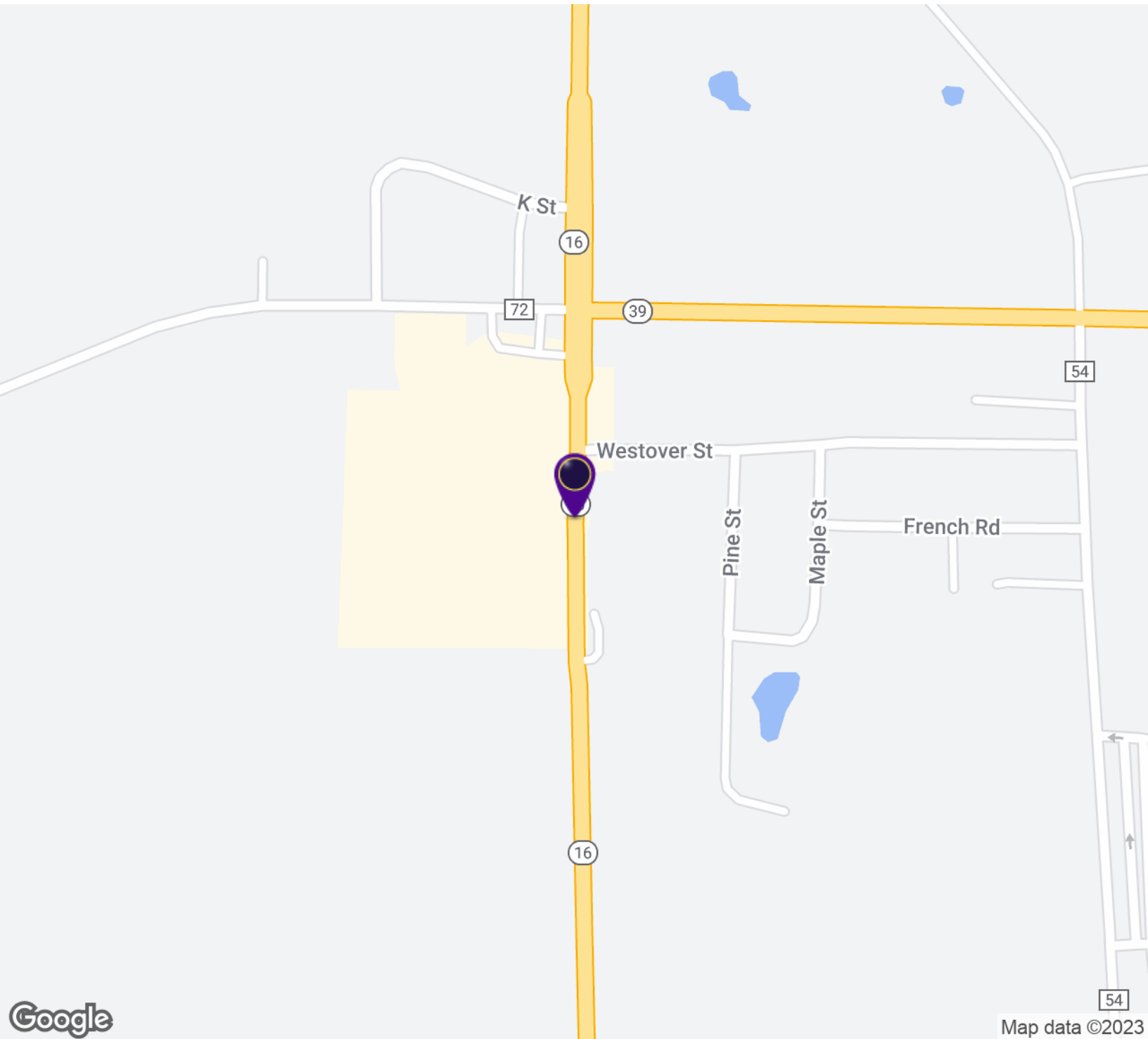


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Google

Map data ©2023

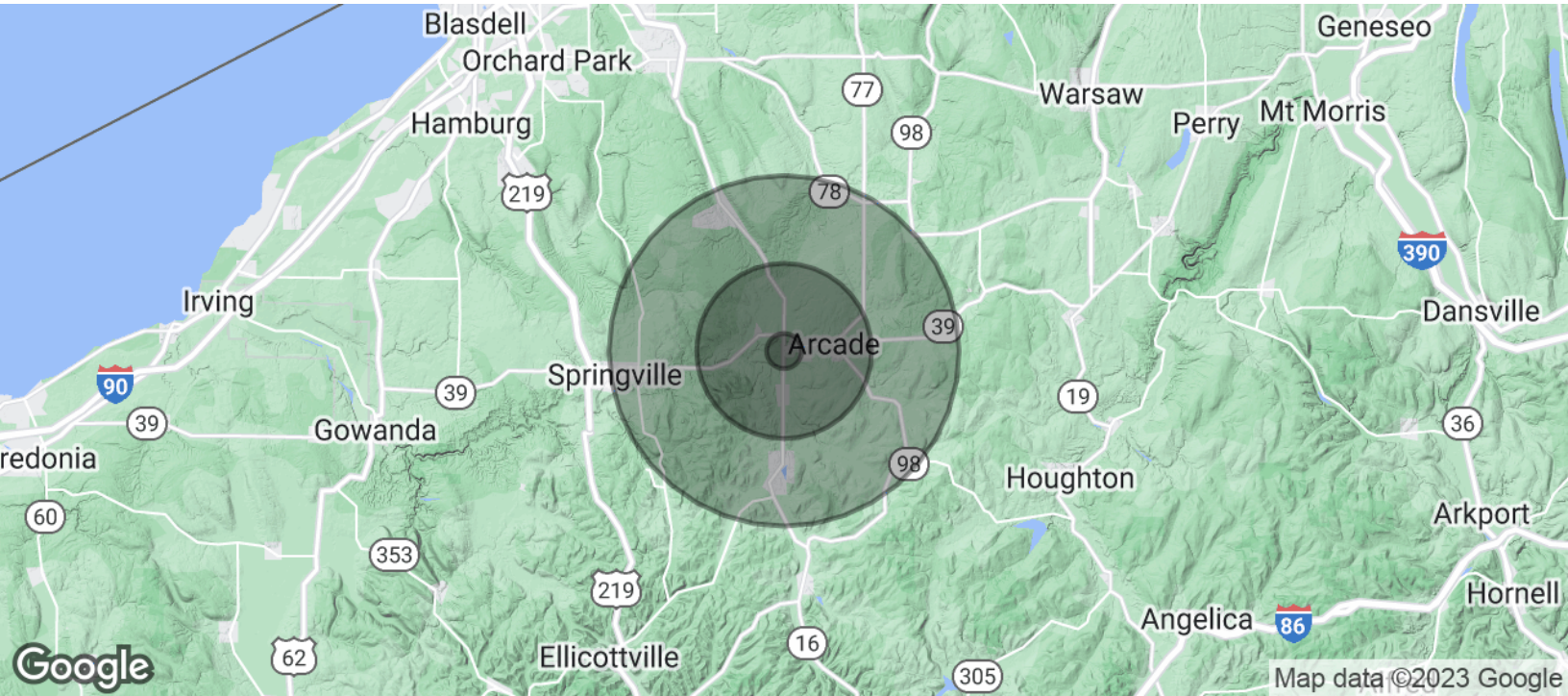


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	447	6,806	23,455
Average age	37.1	38.7	39.7
Average age (Male)	37.4	39.1	40.0
Average age (Female)	36.7	38.4	39.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	172	2,680	9,319
# of persons per HH	2.6	2.5	2.5
Average HH income	\$51,398	\$56,068	\$58,129
Average house value	\$90,692	\$92,328	\$120,080

* Demographic data derived from 2020 ACS - US Census



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