

Shoppes At Westgate

Freestanding Bank Branch

2130 Chili Avenue
Chili, NY 14624

3,400 Square Feet With 3 Lane Drive-Thru

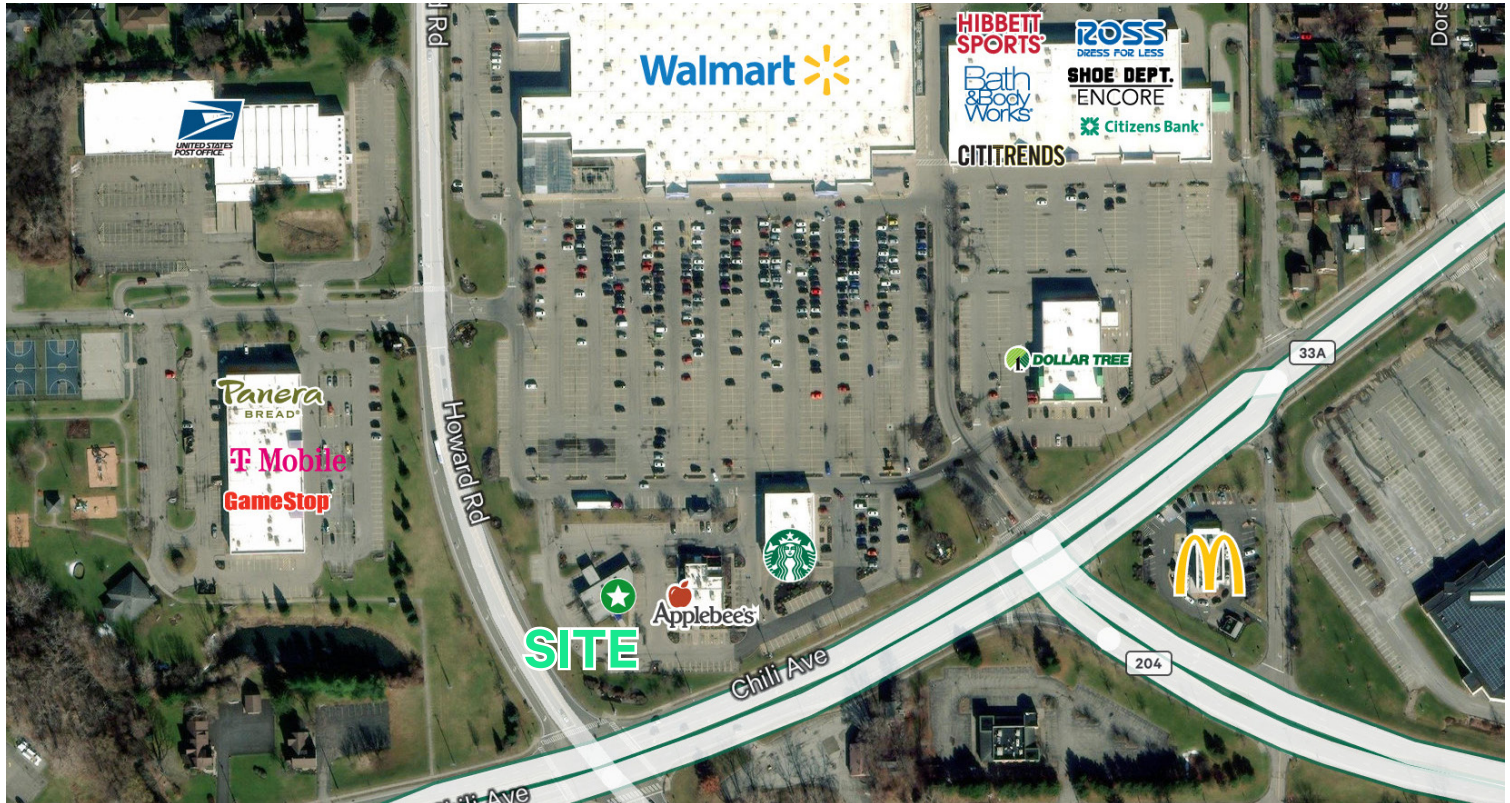


Offering Overview

3,400 square foot bank branch on Chili Avenue (Route 33A) a primary traffic corridor serving the southwest submarket. Currently operating as Chase Bank with Lease Expiration Date of 10/31/2024, the property offers three drive through lanes and outstanding visibility at the corner of Chili Ave and Howard Rd.

Offering Details

- + Available For Lease
- + 3,400 Square Feet
- + Freestanding Outparcel To Walmart
- + Lease Rate: Negotiable



Property Overview

- + 3,400 Square Feet Available
- + Currently Operating Chase Bank, LED 10/31/2024
- + 3 Drive-Thru Lanes
- + High Visibility Corner Location (Chili Ave and Howard Rd)
- + Outparcel to Walmart, other tenants including Starbucks, Applebees, Citizens Bank, Dollar Tree, Shoe Dept, CitiTrends, Bath & Body Works, Ross Dress For Less, Hibbett Sports
- + Average Daily Traffic Counts (Vehicles Per Day):
 - Chili Ave: 22,622
 - Howard Rd: 11,962

Contact Us

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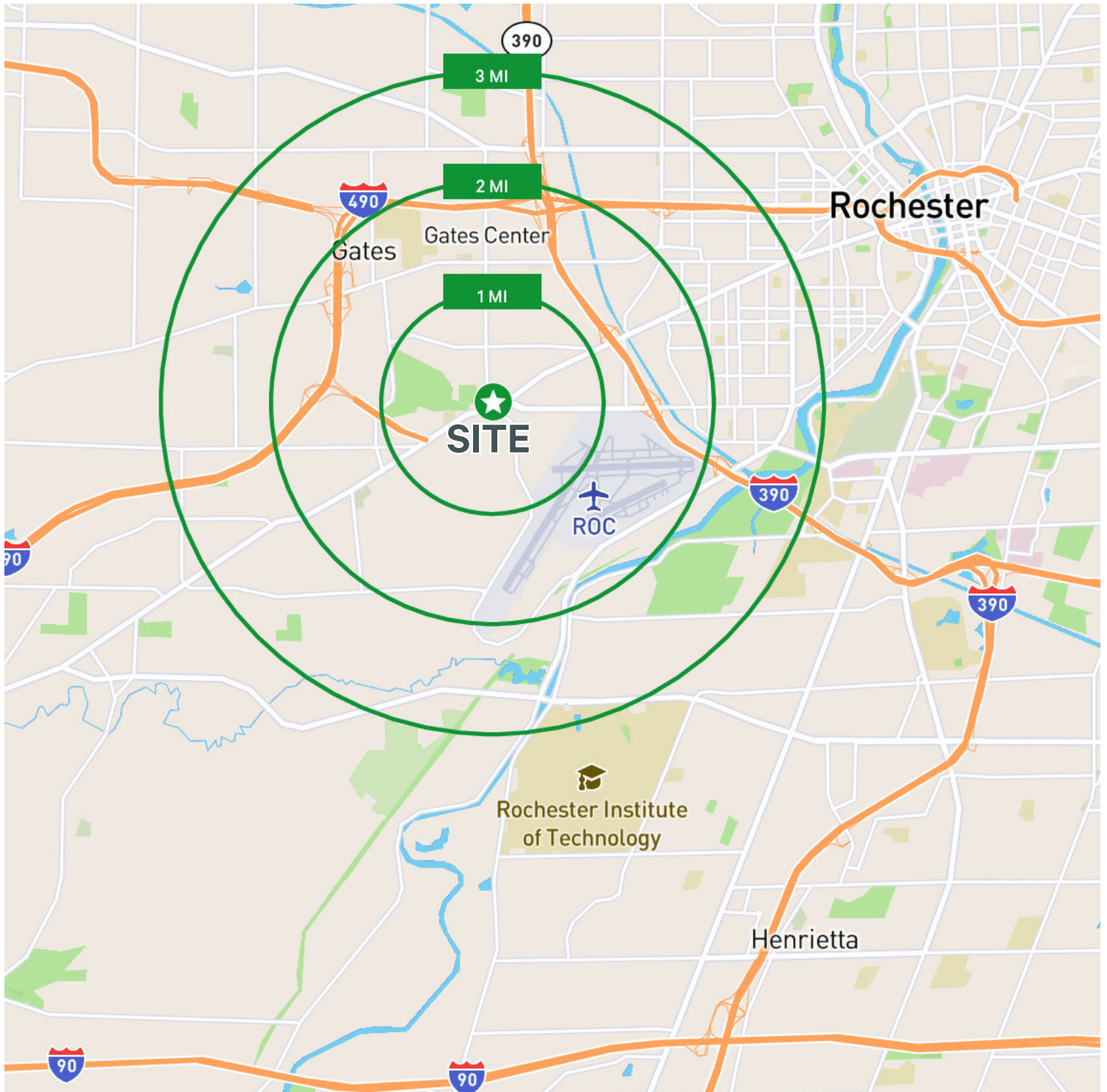
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PART OF THE AFFILIATE NETWORK

Freestanding Bank Branch

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For Lease



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	1 MILE	2 MILES	3 MILES
POPULATION			
2023 Population - Current Year Estimate	4,678	20,585	60,647
2028 Population - Five Year Projection	4,600	20,247	59,917
2020 Population - Census	4,731	20,834	61,039
2010 Population - Census	4,839	21,165	60,848
2020-2023 Annual Population Growth Rate	-0.35%	-0.37%	-0.20%
2023-2028 Annual Population Growth Rate	-0.34%	-0.33%	-0.24%
HOUSEHOLDS			
2023 Households - Current Year Estimate	1,923	8,607	24,868
2028 Households - Five Year Projection	1,920	8,610	24,991
2010 Households - Census	1,932	8,503	24,032
2020 Households - Census	1,937 96.3%	8,623 96.1%	24,830 94.1%
2020-2023 Compound Annual Household Growth Rate	-0.22%	-0.06%	0.05%
2023-2028 Annual Household Growth Rate	-0.03%	0.01%	0.10%
2023 Average Household Size	2.35	2.36	2.38
HOUSEHOLD INCOME			
2023 Average Household Income	\$93,735	\$90,186	\$77,962
2028 Average Household Income	\$106,397	\$102,212	\$87,980
2023 Median Household Income	\$77,602	\$72,865	\$57,700
2028 Median Household Income	\$84,339	\$79,162	\$63,176
2023 Per Capita Income	\$38,860	\$37,886	\$32,349
2028 Per Capita Income	\$44,802	\$43,673	\$37,109
HOUSING UNITS			
2023 Housing Units	2,007	8,970	26,417
2023 Vacant Housing Units	84 4.2%	363 4.0%	1,549 5.9%
2023 Occupied Housing Units	1,923 95.8%	8,607 96.0%	24,868 94.1%
2023 Owner Occupied Housing Units	1,675 83.5%	6,701 74.7%	15,248 57.7%
2023 Renter Occupied Housing Units	248 12.4%	1,906 21.2%	9,620 36.4%
EDUCATION			
2023 Population 25 and Over	3,489	15,238	42,176
HS and Associates Degrees	2,236 64.1%	9,542 62.6%	25,779 61.1%
Bachelor's Degree or Higher	1,054 30.2%	4,758 31.2%	11,802 28.0%
PLACE OF WORK			
2023 Businesses	171	1,050	2,283
2023 Employees	2,260	14,213	35,327