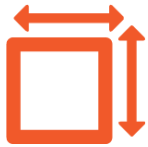


FOR LEASE

811 N MAIN ST JAMESTOWN, NY 14701



13,813
SQUARE FEET



44,123
PEOPLE WITHIN 5 MILES



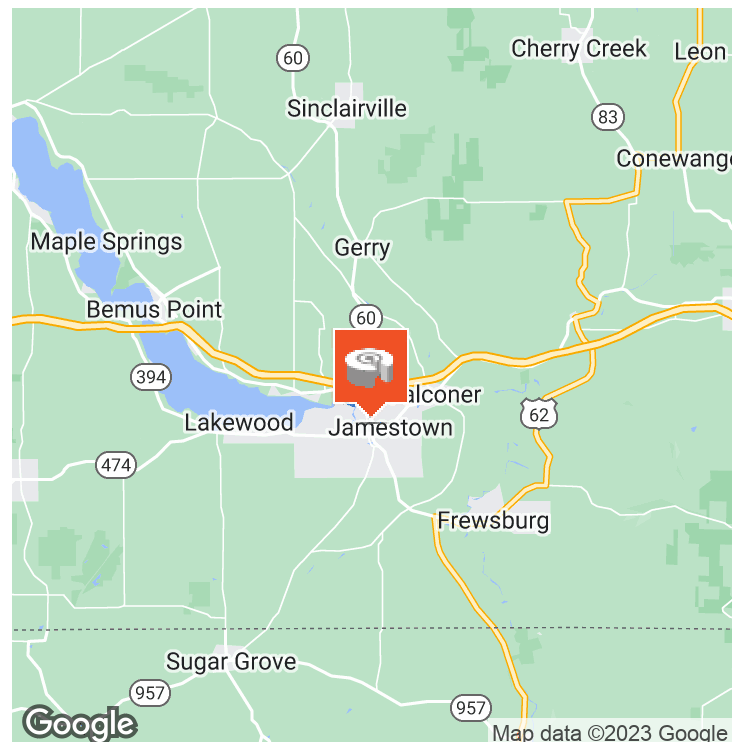
Negotiable
NNN LEASE RATE

PROPERTY HIGHLIGHTS

- Strategic location near primary and secondary schools and Jamestown Community College with 3,798 students enrolled.
- Economically sound and vibrant community
- Dense Retail Corridor
- Strong Traffic Counts. North Main Street 17,266 VPD
- Average Household Income within 5 miles \$47,975
- Highly Visible Storefront, Drive Thru, Signage, and Parking

OFFERING SUMMARY

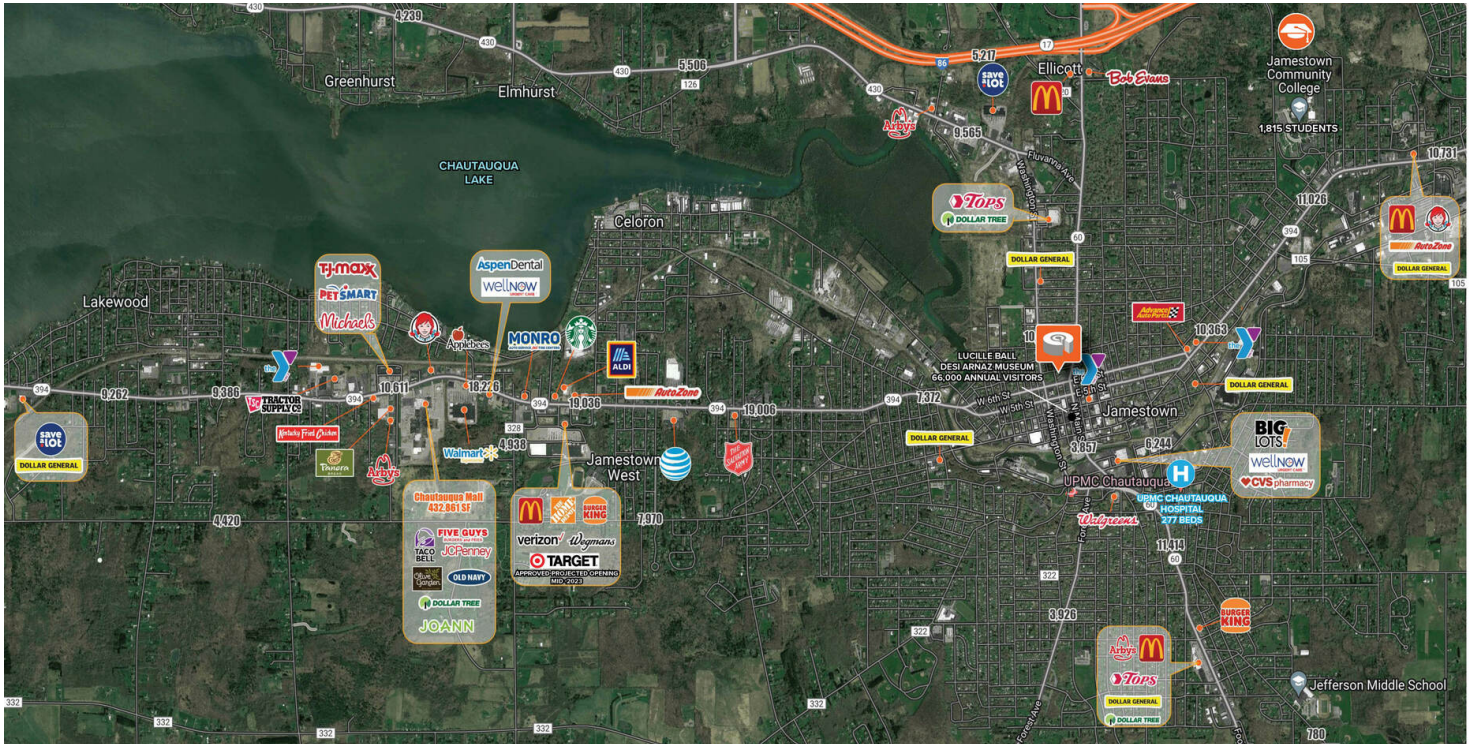
Lease Rate:	Negotiable (NNN)
Number of Units:	1
Available SF:	13,813 SF
Lot Size:	1.54 Acres
Building Size:	13,813 SF



FOR LEASE

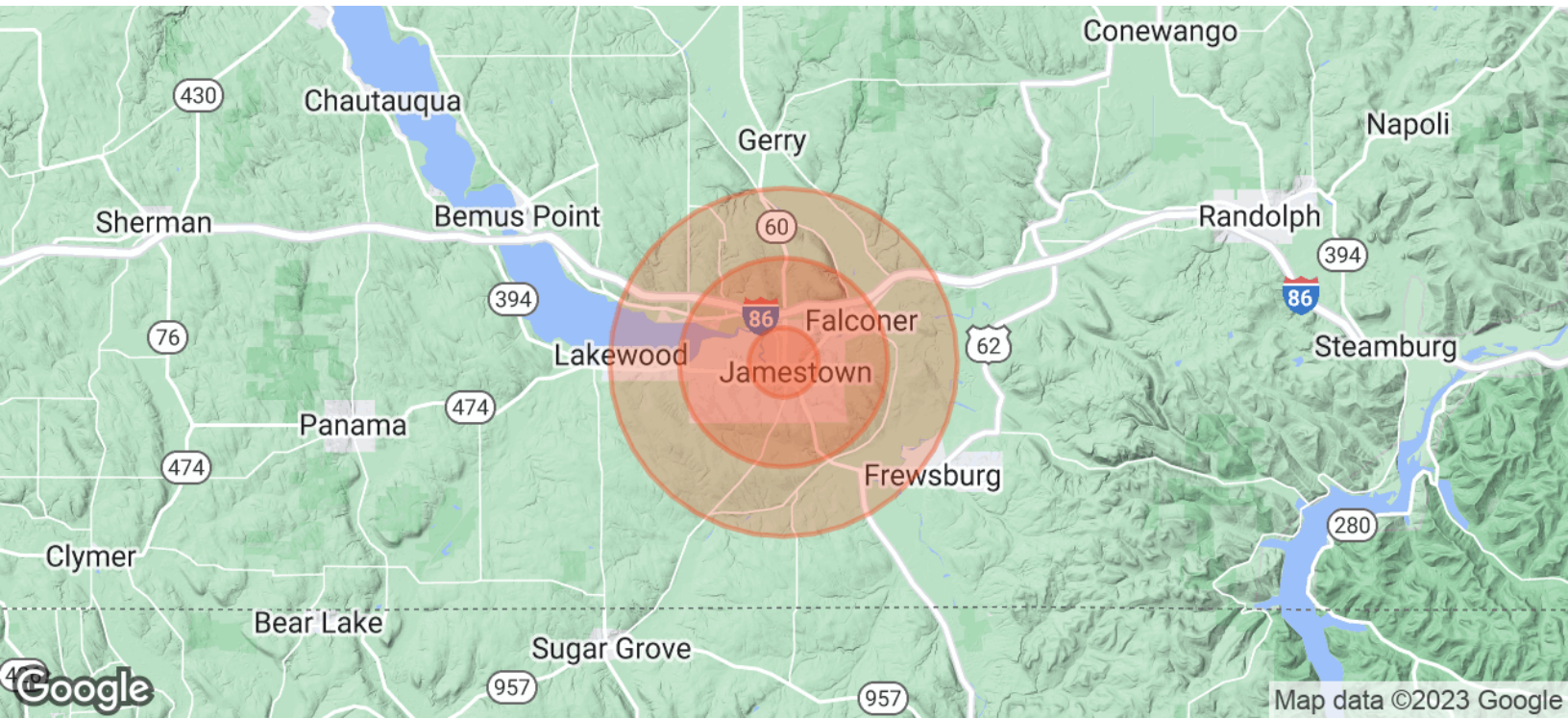
811 N MAIN ST JAMESTOWN, NY 14701

MARKET AERIAL



DANIEL BOSIO
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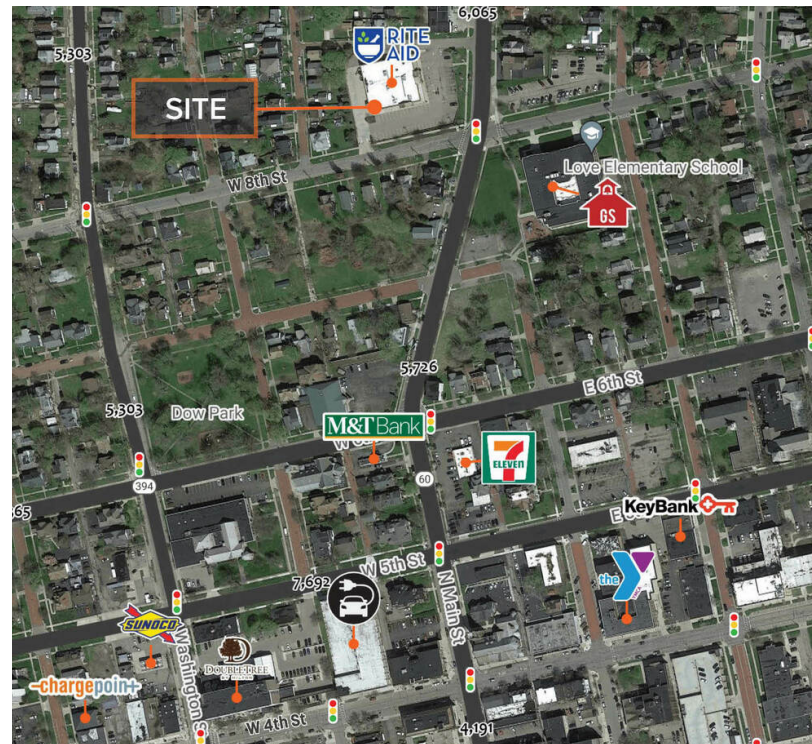
DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,308	36,084	44,123
Average Age	35.3	40.0	41.1
Average Age (Male)	35.0	38.9	39.6
Average Age (Female)	35.4	40.9	42.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,914	18,460	22,603
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$33,936	\$44,047	\$47,975
Average House Value	\$60,675	\$76,124	\$84,406

* Demographic data derived from 2020 ACS - US Census



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