

FOR LEASE

6929 ERIE RD, DERBY, NY 14047



3,150 +
SF AVAILABLE



12,371
VEHICLES PER DAY



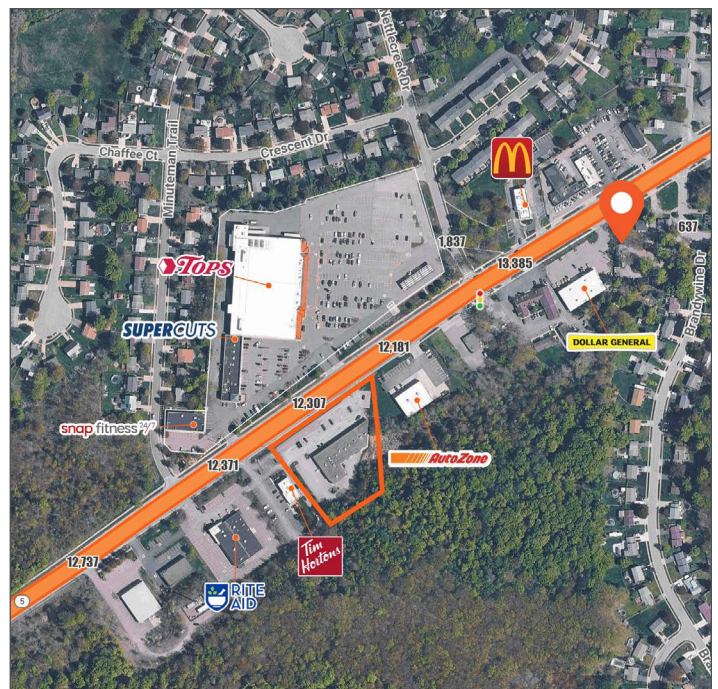
\$12.00 NNN
LEASE PRICE

OFFERING SUMMARY

Property Type	Retail
Total Space Available	3,150 + SF
Traffic Counts	Erie Rd: 12,371/vpd
Parking	59 Spaces
Lease Price	\$12.00/PSF

PROPERTY HIGHLIGHTS

- Multiple Spaces Available:
 - Unit 2: 450 + SF (can be combined with Unit 3)
 - Unit 3: 1,200 + SF
 - Unit 5: 1,500 + SF
- Under new management/ownership
- Highly visible neighborhood retail center, directly across the street from Tops, the area's primary grocery anchor.
- Great combination of national & local retailers including: Verizon, State Farm, Jackson Hewitt, Derby Eye & Vision and many others!
- Multiple curb cuts with easy ingress & egress



DEMOGRAPHICS	3 Miles	5 Miles	7 Miles
Population	8,555	19,258	35,478
Median HH Income	\$91,266	\$96,544	\$94,031
Households	3,533	7,806	14,788
Daytime Population	4,204	9,712	19,431

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