

FOR LEASE



FORMER SUNY JCC NORTH COUNTY CAMPUS

10785-10807 Bennett Road, Dunkirk, NY 14048



PROPERTY DESCRIPTION

Two-building campus totaling $\pm 48,535$ SF on 9.61 acres, available for lease together or separately.

10807 Bennett Road ($\pm 38,535$ SF | 5.76 acres)

Former SUNY JCC North County Campus – a turn-key school with classrooms, offices, commercial kitchen, library, gym, student lounge, multiple restrooms, and garages. Features include an elevator, central air with updated cooling units, sprinklers on three floors, and all new windows within the last 10 years. Parking for ± 150 vehicles.

10785 Bennett Road ($\pm 10,000$ SF | 3.85 acres)

Single-story office building with a circular hallway surrounded by offices, conference rooms, and computer labs. ± 68 parking spaces and high visibility at a signalized corner.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,241	9,568	10,846
Total Population	5,203	23,590	26,608
Average HH Income	\$54,164	\$64,038	\$66,999

PROPERTY HIGHLIGHTS

- Two-building campus totaling $\pm 48,535$ SF on 9.61 acres
- Former SUNY JCC North County Campus with turn-key school facilities
- Office building with offices, conference rooms, and computer labs
- Zoned C-1: allows residential and commercial uses
- Excellent access less than 1 mile from I-90 NYS Thruway
- Parking for over 200 vehicles across both sites

OFFERING SUMMARY

Lease Rate:	\$10.00 - 13.00 SF/yr (NNN)
Available SF:	10,000 & 38,535 SF
Lot Size:	9.78 Acres
Building Size:	48,535 SF

TOM LISCHAK, CCIM

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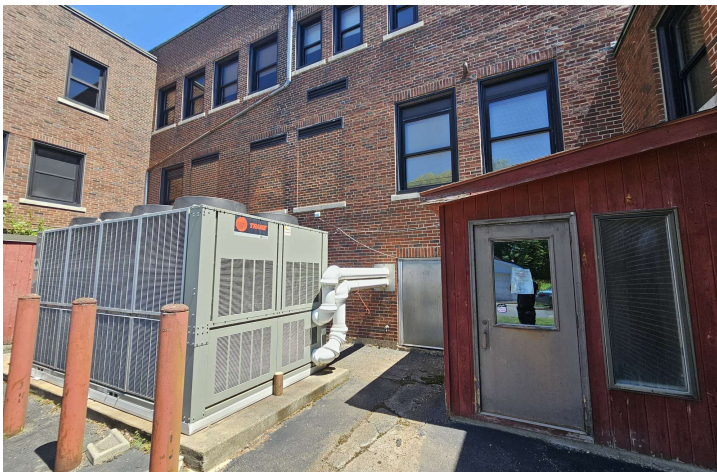
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SCHOOL EXTERIOR



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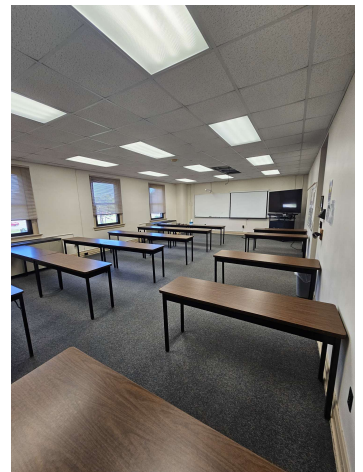
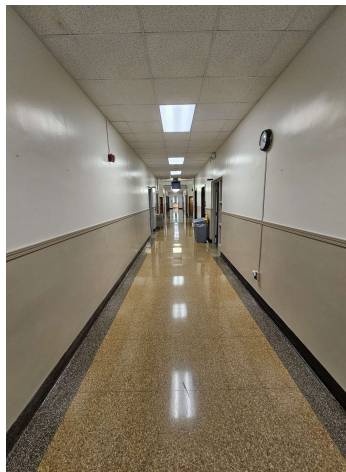
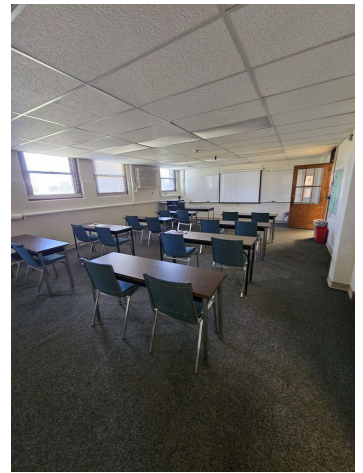
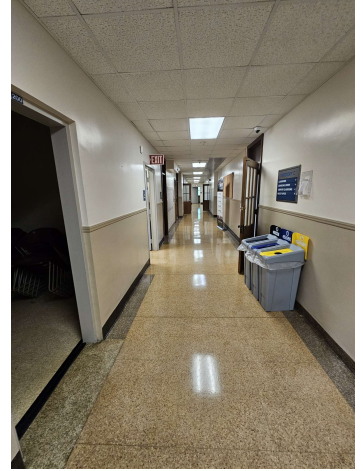
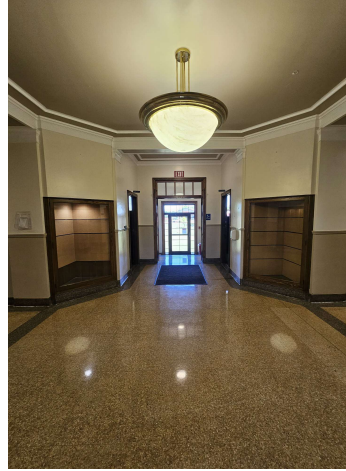
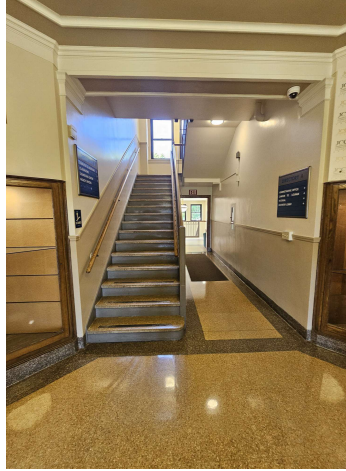


SCHOOL INTERIOR



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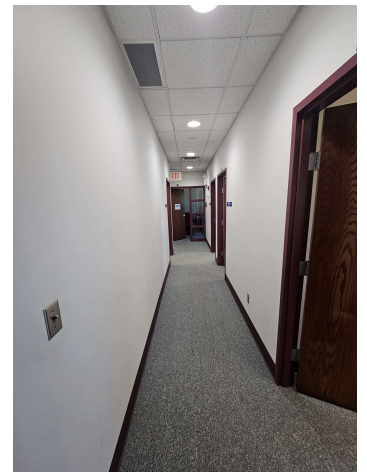
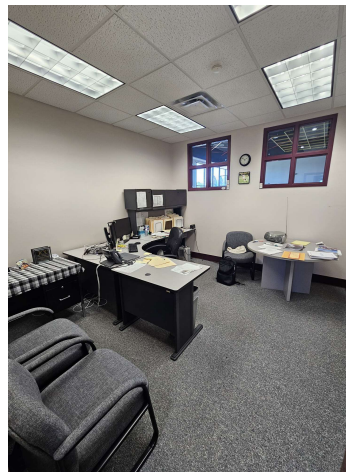
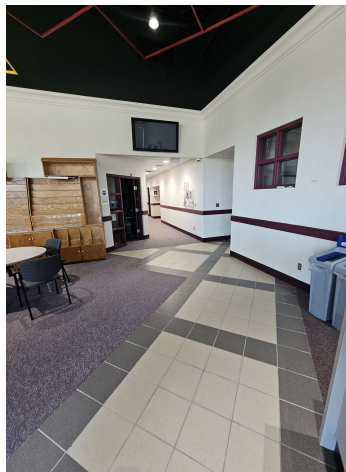
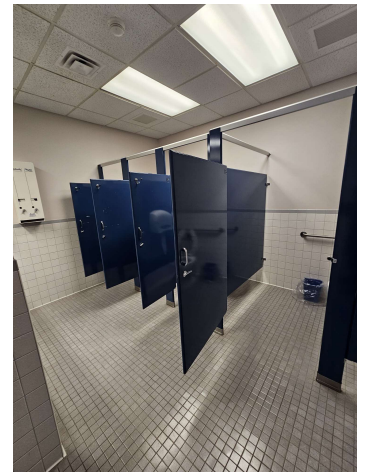
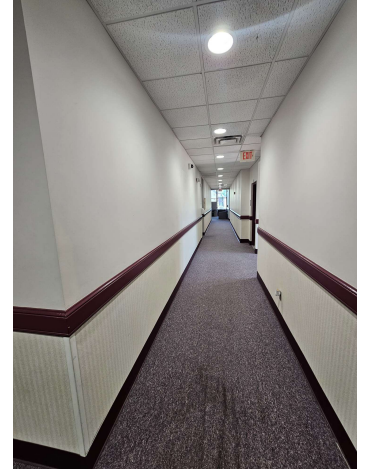
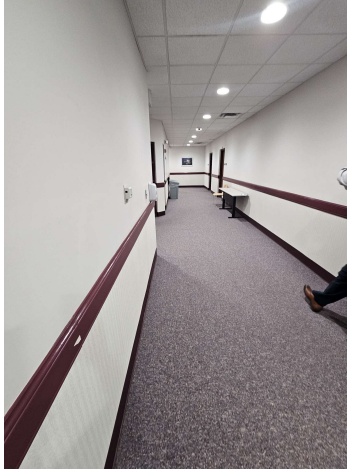
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OFFICE BUILDING INTERIOR



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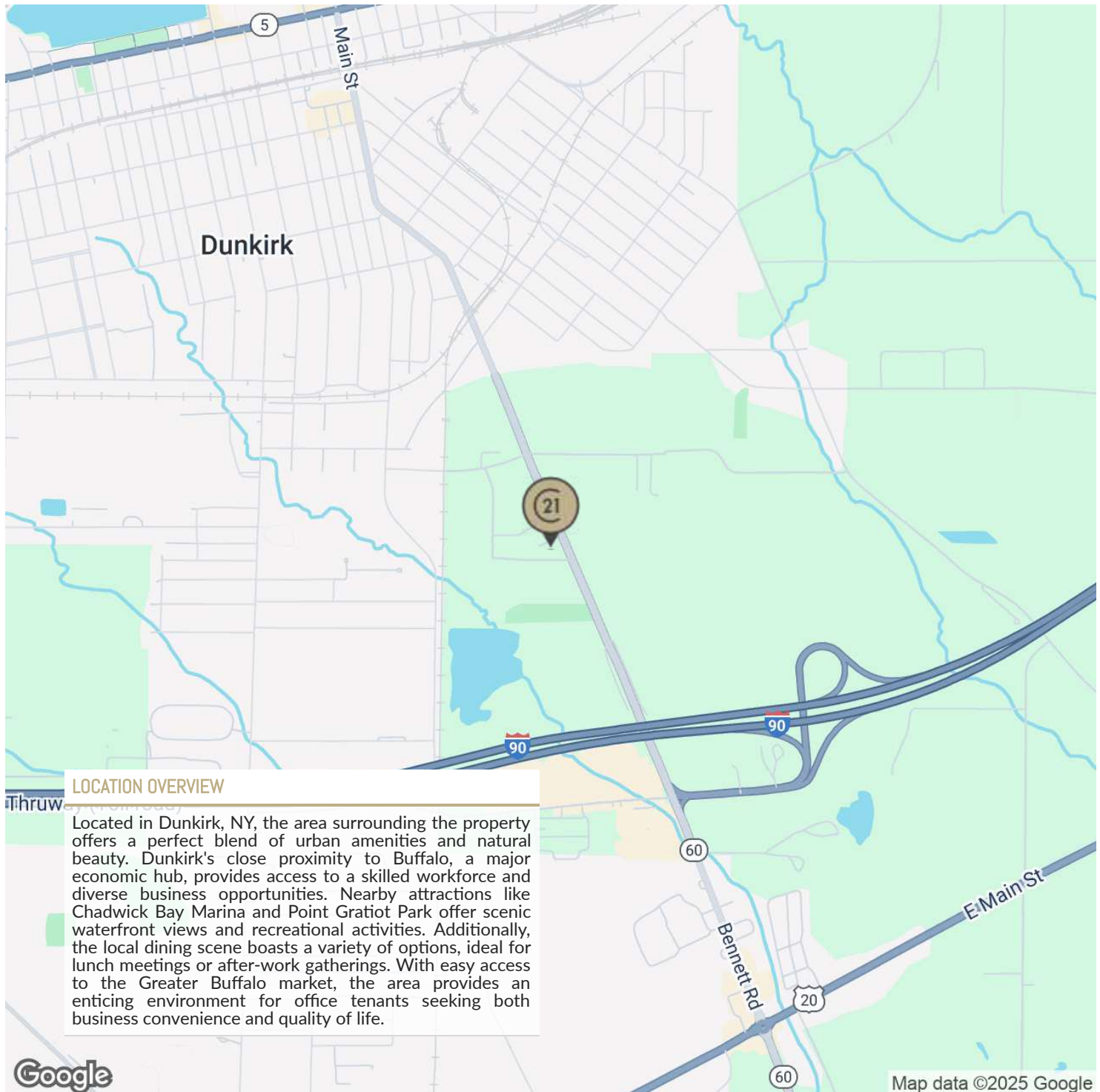
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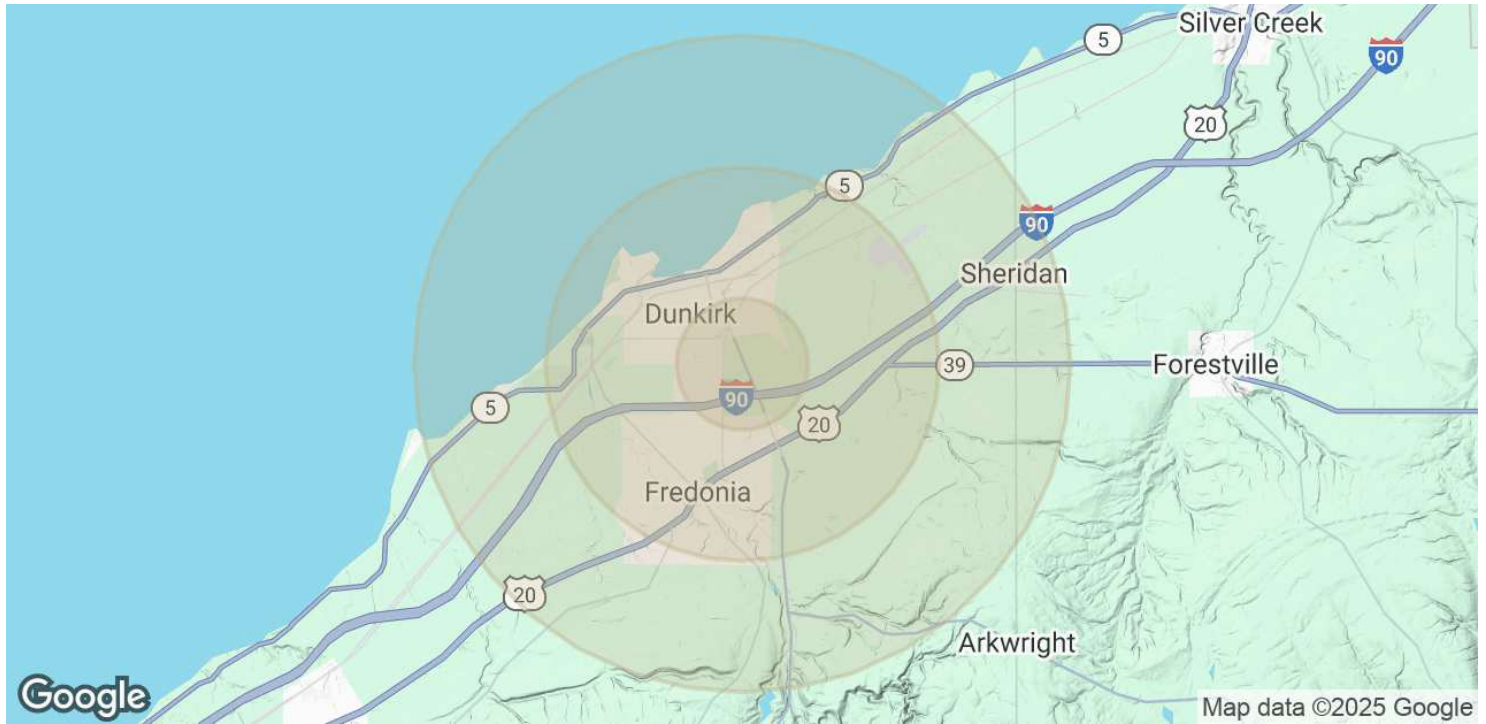


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,203	23,590	26,608
Average Age	41	40	41
Average Age (Male)	41	39	40
Average Age (Female)	42	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,241	9,568	10,846
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$54,164	\$64,038	\$66,999
Average House Value	\$113,442	\$165,395	\$169,916

Demographics data derived from AlphaMap

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