

Former 84 Lumber Retail/Warehouse

12520 Olean Road, Chaffee, NY 14030



OFFERING SUMMARY

Available SF: (2)5,600 SF & 6,500 SF

Lease Rate: \$4.50 SF/yr (NNN)

Lot Size: 3.3 Acres

Building Size: 32,050 SF

Zoning: BL-Business/Light Industrial

PROPERTY OVERVIEW

3 Separate buildings Two 5,600+/-, 6,500+/- available. Front 14,700+/- SF leased. The front building includes pickleball courts and a 7,300+/- SF shell that can be used for warehouse or retail space. Fully renovated in 2022, features an insulated metal ceiling grid. Property is situated on 3.3+/- acres. Zoned BL-Business/Light Industrial. 13 miles from the development site of the new Great Lakes Cheese Co, currently under construction. This new cheese facility consisting of 480,000+/- SF and expected to employ approximately 430+/- workers. The location provides excellent visibility on a major north/south trucking route and is close to the Village of Arcade.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	220	3,700	11,993
Total Population	450	7,486	24,110
Average HH Income	\$57,719	\$61,164	\$61,988



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

PROPERTY SUMMARY

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LOCATION DESCRIPTION

Located between Rt. 39 and Rt. 98. minutes north of Yorkshire and Arcade. Close proximity to Springville on Rt 39 West from Rt. 16.

SPACES	LEASE RATE	SPACE SIZE
12520 Olean Road	\$4.50 SF/yr	5,600 SF
12520 Olean Road	\$4.50 SF/yr	5,600 SF
12520 Olean Road	\$4.50 SF/yr	6,500 SF

PROPERTY HIGHLIGHTS

- Excellent Location
- Rt. 16 Traffic Count approximately 13,000+/- Daily
- 3.3+/- Acres
- (2) 5,600+/- SF and 6,500+/- SF
- 3 Phase Power
- Low Arcade Electric rates
- Septic System and Well Water
- Nation Fuel Gas connected
- One Dock and One Drive-In Door



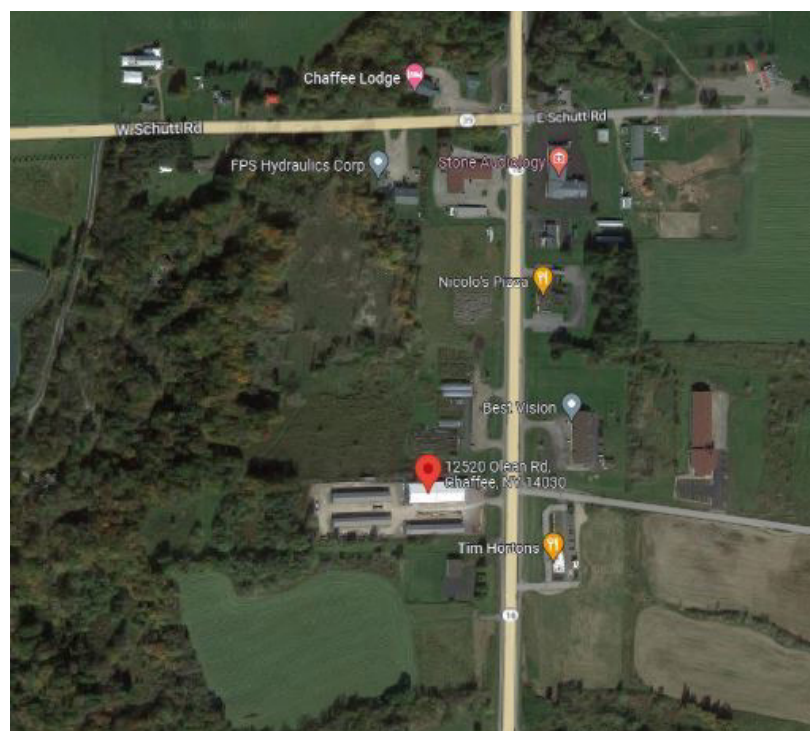
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ADDITIONAL PHOTOS

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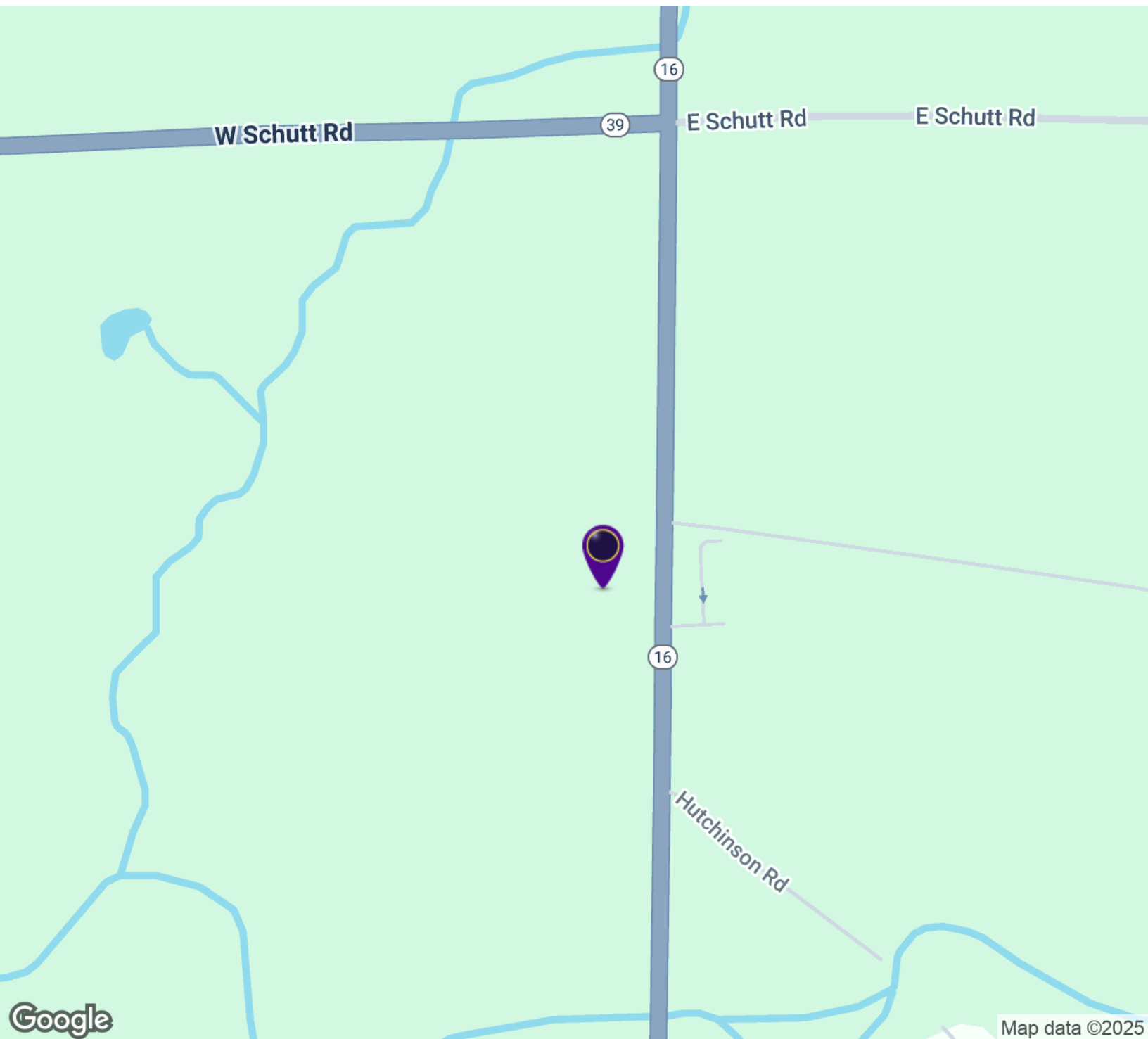
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LOCATION MAP

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HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	220	3,700	11,993
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$57,719	\$61,164	\$61,988
Average House Value	\$98,111	\$117,574	\$147,349



Reckio
Real Estate & Development Inc.

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