

1,500+/- SF RETAIL SPACE

76 South Main Street, Franklinville, NY 14737



OFFERING SUMMARY

Available SF:	1,500 SF
Lease Rate:	\$1,500.00 SF/yr (Tenant pays 15% Taxes & Water, CAMS \$3000 year)
Lot Size:	1.77 Acres
Year Built:	1966
Building Size:	14,280 SF
Renovated:	2015
Zoning:	Commercial

PROPERTY OVERVIEW

The space is currently available for lease - this 1500+/- sq ft (30 x 50) in a free-span building. Formerly a Pizza Restaurant the property is ready for a new tenant to take over the space. Ideal for several different business usage including restaurants, retail, office space, etc. the former tenant received traffic and clients from the Skateland Family Fun Center (attached in the same building). Ample parking and excellent exposure from Route 16. Renovations to the space can be made by any prospective tenant at their expense based on the terms and usage. Pizzerias are excluded from the available uses at this location. The space is currently unoccupied and ready to be leased.

LOCATION OVERVIEW

Located in the heart of Franklinville New York this property is easily accessible from Route 16 and minutes from Park Square. Located at 76 S Main St Franklinville, NY 14737. It is the front part of the south side of the building which is attached to 70 S main St (Skateland Family Fun Center)

PROPERTY HIGHLIGHTS

- Excellent Location
- 1,500 +/- SF open space
- Former Restaurant Ideal for a number of usage
- Available for Lease Immediately
- Ample Parking



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

ADDITIONAL PHOTOS

1,500+/- SF RETAIL SPACE

76 South Main Street, Franklinville, NY 14737

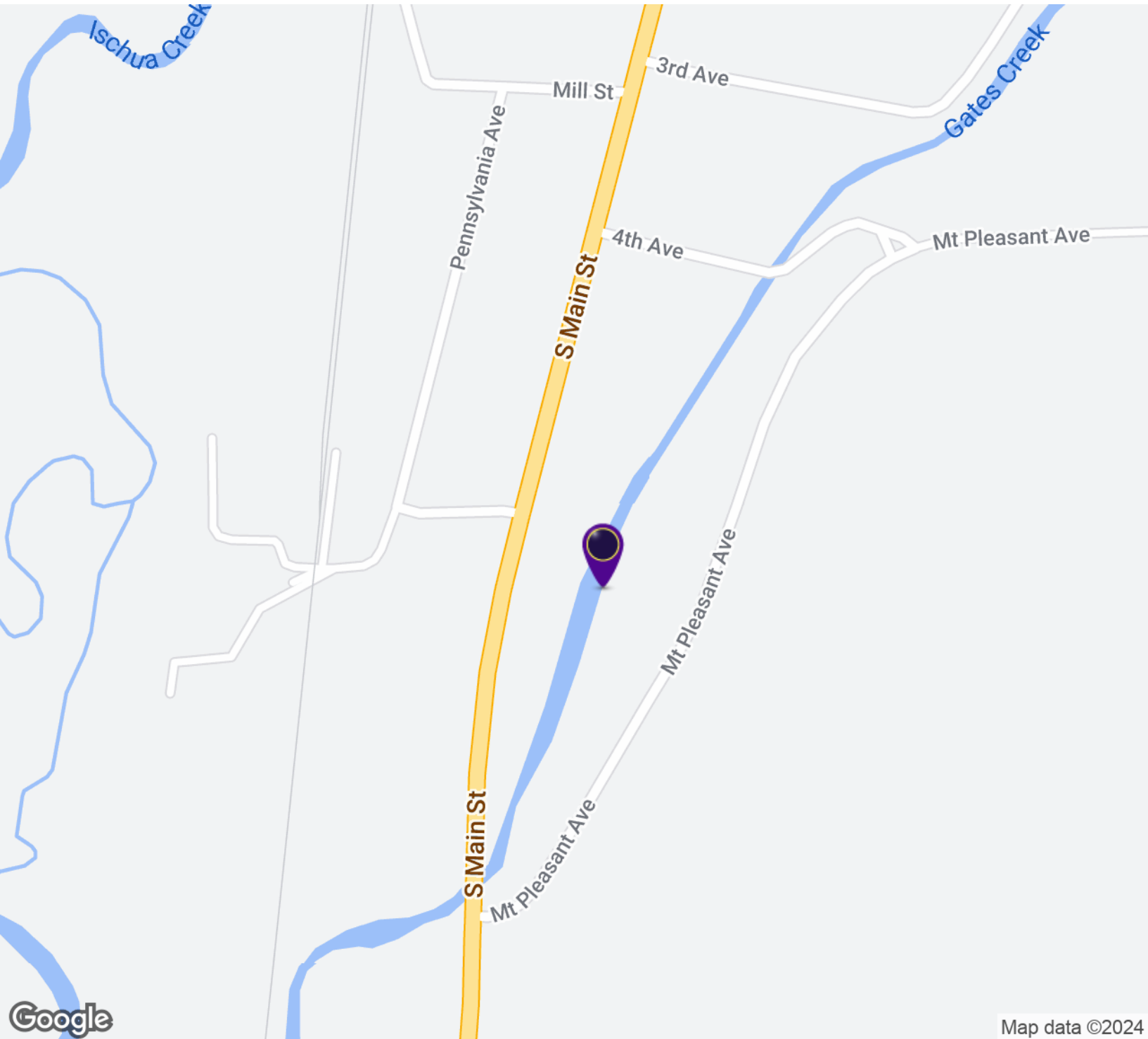


RICK RECCKIO
716.998.4422
rick@recckio.com

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

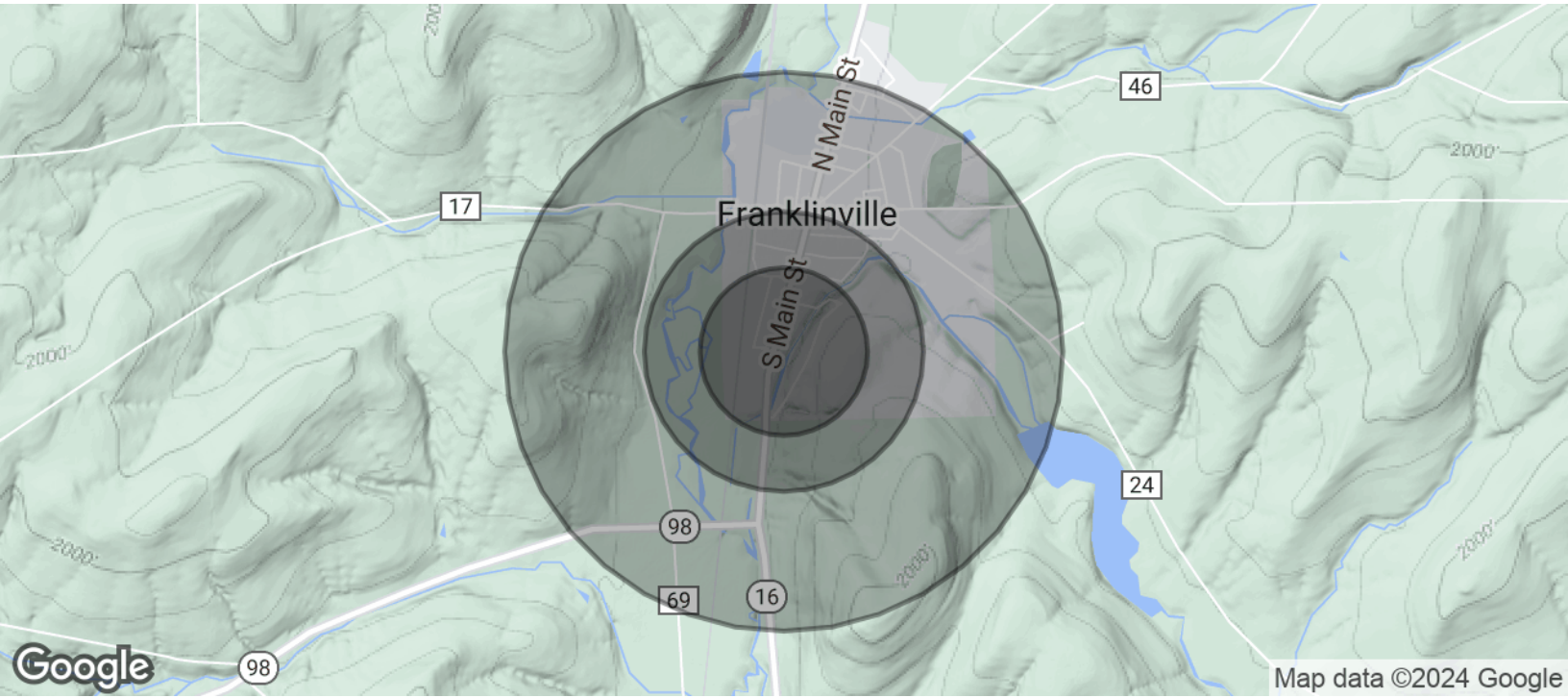
1,500+/- SF RETAIL SPACE

76 South Main Street, Franklinville, NY 14737



1,500+/- SF RETAIL SPACE

76 South Main Street, Franklinville, NY 14737



Map data ©2024 Google

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	160	512	1,755
Average Age	40	40	41
Average Age (Male)	39	39	39
Average Age (Female)	41	41	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	65	208	714
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$71,535	\$71,535	\$69,392
Average House Value	\$123,313	\$123,314	\$113,944

Demographics data derived from AlphaMap



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