

**PRICE
REDUCED!**



FOR SALE OR LEASE

38,375+ SF RETAIL OPPORTUNITY

Property Highlights

- Springville, NY former Valu Home Center retail opportunity
- Leases with Auto Zone and M&T Bank
- 136± parking spaces on-site
- Located just off the signalized intersection of Route 39 and Route 219, a main retail corridor in Springville
- Area retailers include Country Fair, Emerling Ford, Tops Markets, Walmart Supercenter, fast food restaurants and more
- Ideal for community facility, warehouse user, wholesale business, mobile home and boat sales, self storage, retail

Building Features

Total Building Size	38,375± Sq. Ft.
Space Available	28,000± Sq. Ft. Former Valu Home Center 3,200+ Sq. Ft. Attached Warehouse
Lot Size	2.57± Acres
Zoning	C

Demographic

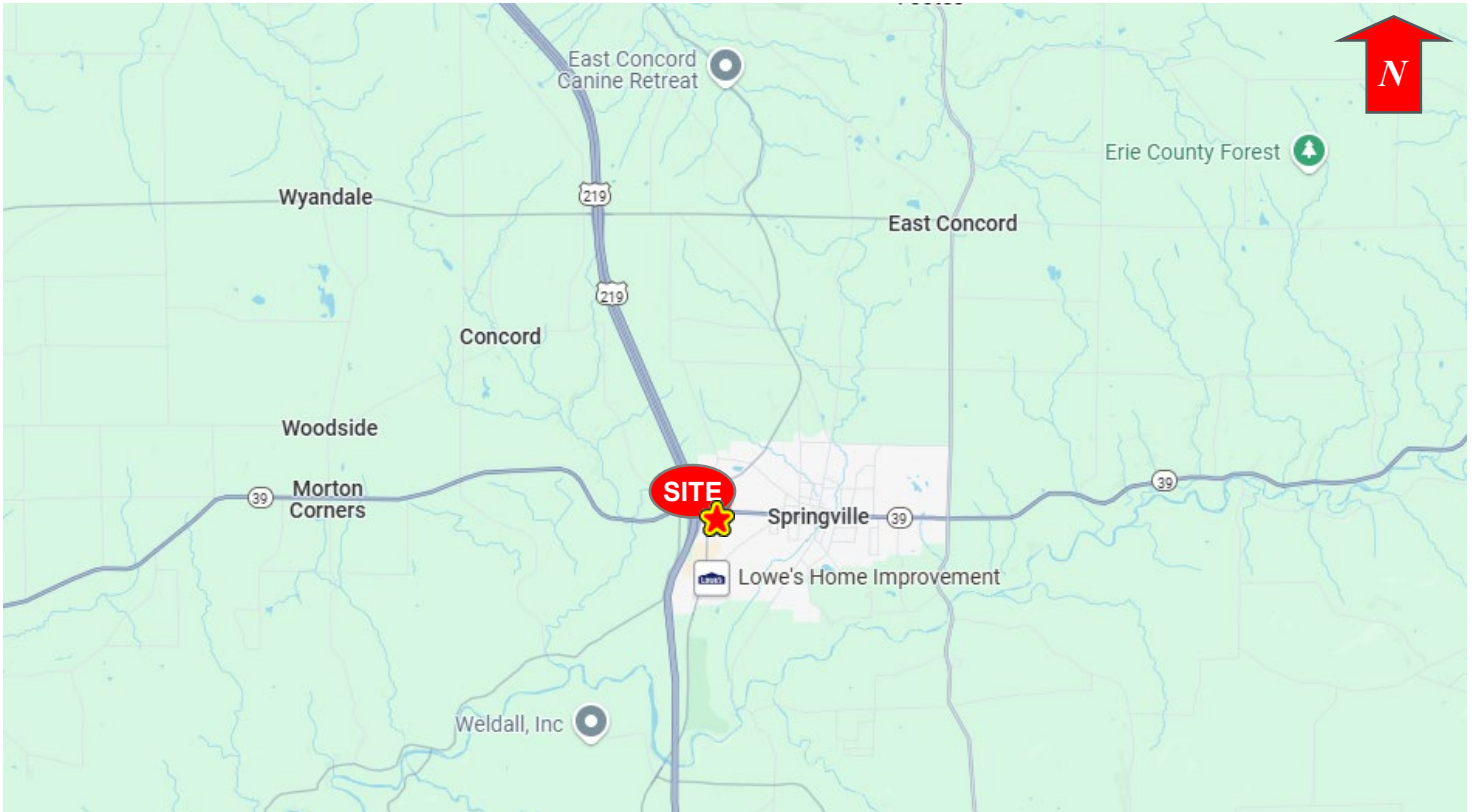
	1 Mile	3 Miles	5 Miles
Population	1,709	5,534	7,662
Average H.H. Income	\$93,245	\$94,192	\$95,174

Source: ESRI Business Analyst 2025

EXCLUSIVE CONTACT

John Ticco, III, SIOR
Associate Real Estate Broker
 +1 716 863 5304
 jticao@pyramidbrokerage.com

14 Lafayette Square, Suite 1900
 Buffalo, New York 14203
 +1 716 852 7500
pyramidbrokerage.com



Location Map



Property Photos