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COMMERCIAL



# For Lease

Batavia Plaza | West Main

4152 W Main Street Rd Batavia, NY 14020

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## Property Description

Batavia Plaza | West Main presents an outstanding leasing opportunity in Batavia's high-traffic west-end retail corridor. Located at the prominent intersection of NYS Rt 63 (Lewiston Rd) and NYS Route 5 (West Main St), this premier retail plaza enjoys exceptional visibility and ease of access, with quick connections to Interstate 90.

Covering 14.7 acres and featuring a total building size of 125,941 square feet, Batavia Plaza | West Main accommodates a wide range of retail needs with 1,050 to 9,200 square feet available. This prime location, with a daily traffic count of 29,507 vehicles, guarantees a high volume of potential customers. The property offers vital amenities, including ample parking, a signalized intersection, and prominent pylon signage for maximum exposure.

The plaza is strategically positioned near major retailers such as Walmart, Tops Supermarket, McDonald's, Starbucks, Batavia Downs Gaming, Hotel, and Race Track, further enhancing its appeal. Anchored by established tenants like Goodwill, Rent-A-Center, Miracle Ear, and Ashley, Batavia Plaza | West Main draws consistent foot traffic. With flexible lease terms available, this is a prime opportunity to position your business in one of Batavia's busiest retail environments.

## Property Highlights

- Signalized Intersection
- Pylon Signage
- Ample Parking
- Flexible Lease Terms

## Offering Summary

Lease Rate:	\$10.00 - 17.50 SF/yr (NNN)
Available SF:	1,050 - 9,200 SF
Lot Size:	14.7 Acres
Building Size:	125,941 SF

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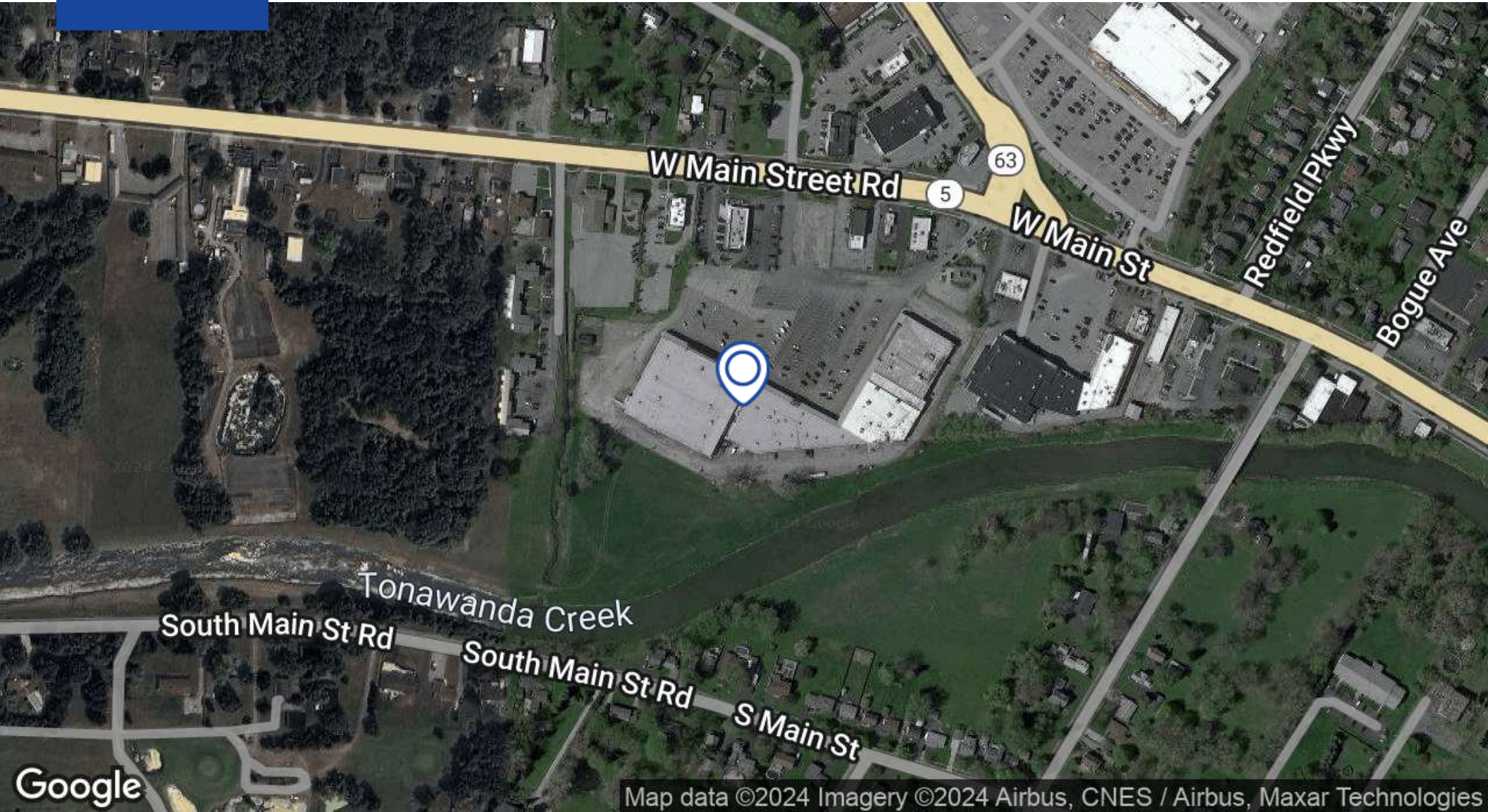
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## Lease Information

Lease Type:	NNN	Lease Term:	60 months
Total Space:	1,050 - 9,200 SF	Lease Rate:	\$10.00 - \$17.50 SF/yr

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Video
9,200 SF Retail Opportunity Adjacent to Ashley at Batavia Plaza   West Main	Available	9,200 SF	NNN	\$10.00 SF/yr	<a href="#">View Here</a>
3,600 SF Prime Retail Space at Batavia Plaza   West Main	Available	2,000 - 3,600 SF	NNN	\$14.00 SF/yr	<a href="#">View Here</a>
1,050 SF Prime Retail Space at Batavia Plaza   West Main	Available	1,050 SF	NNN	\$17.50 SF/yr	<a href="#">View Here</a>

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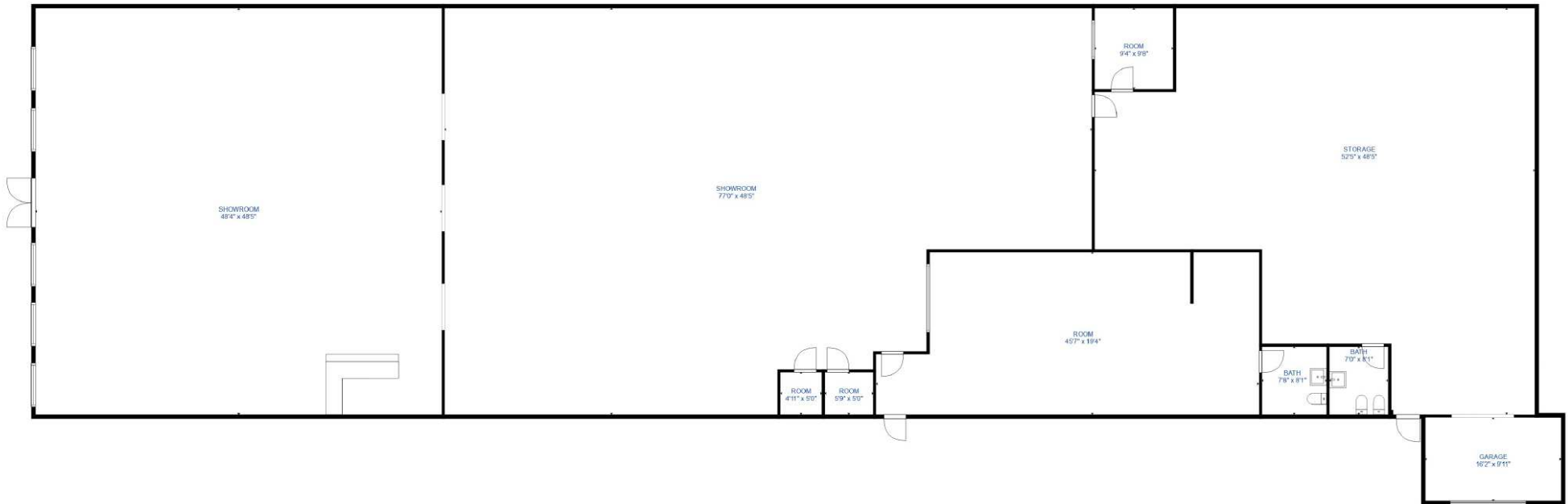
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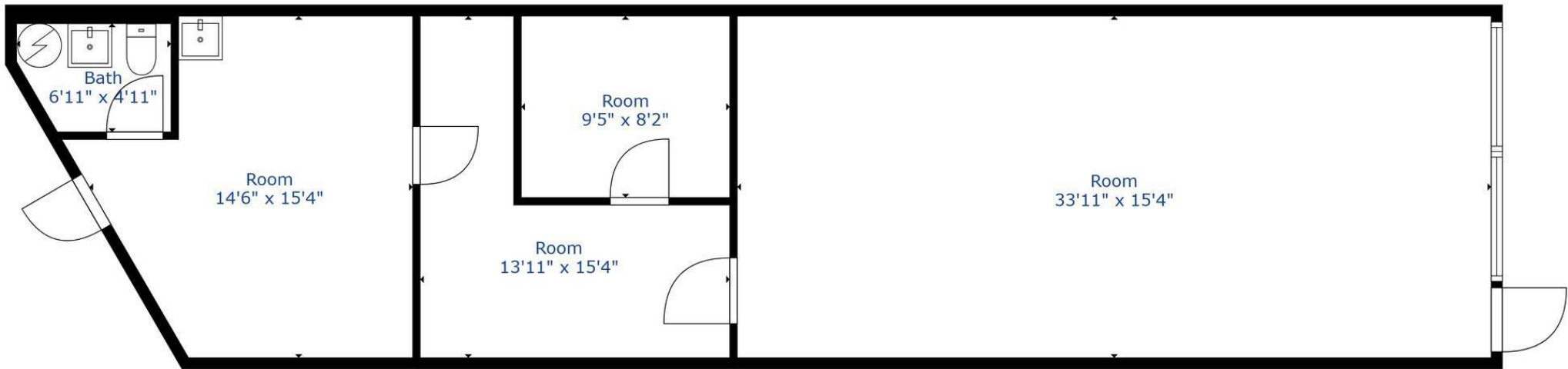
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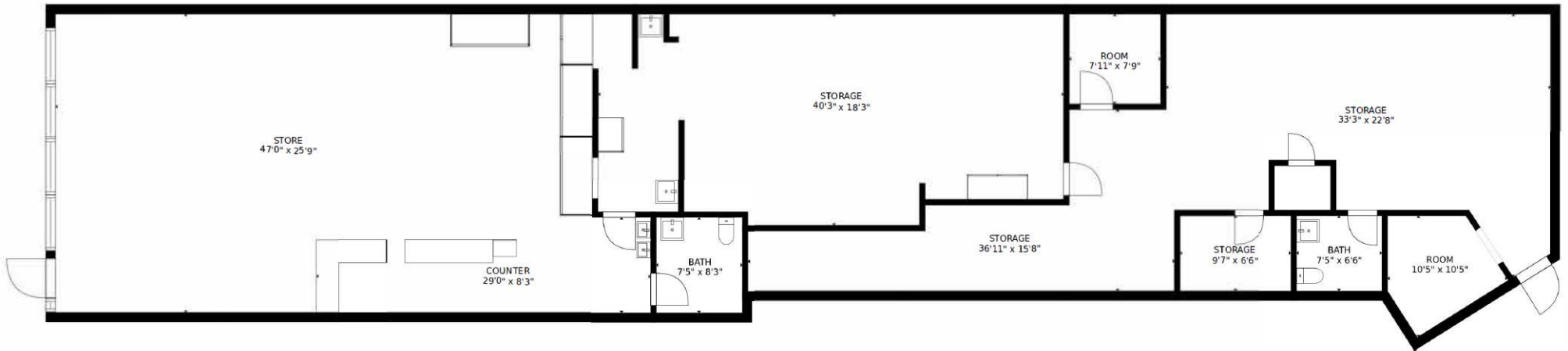
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Batavia Plaza | West Main Suite 17a  
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VIDEO TOUR



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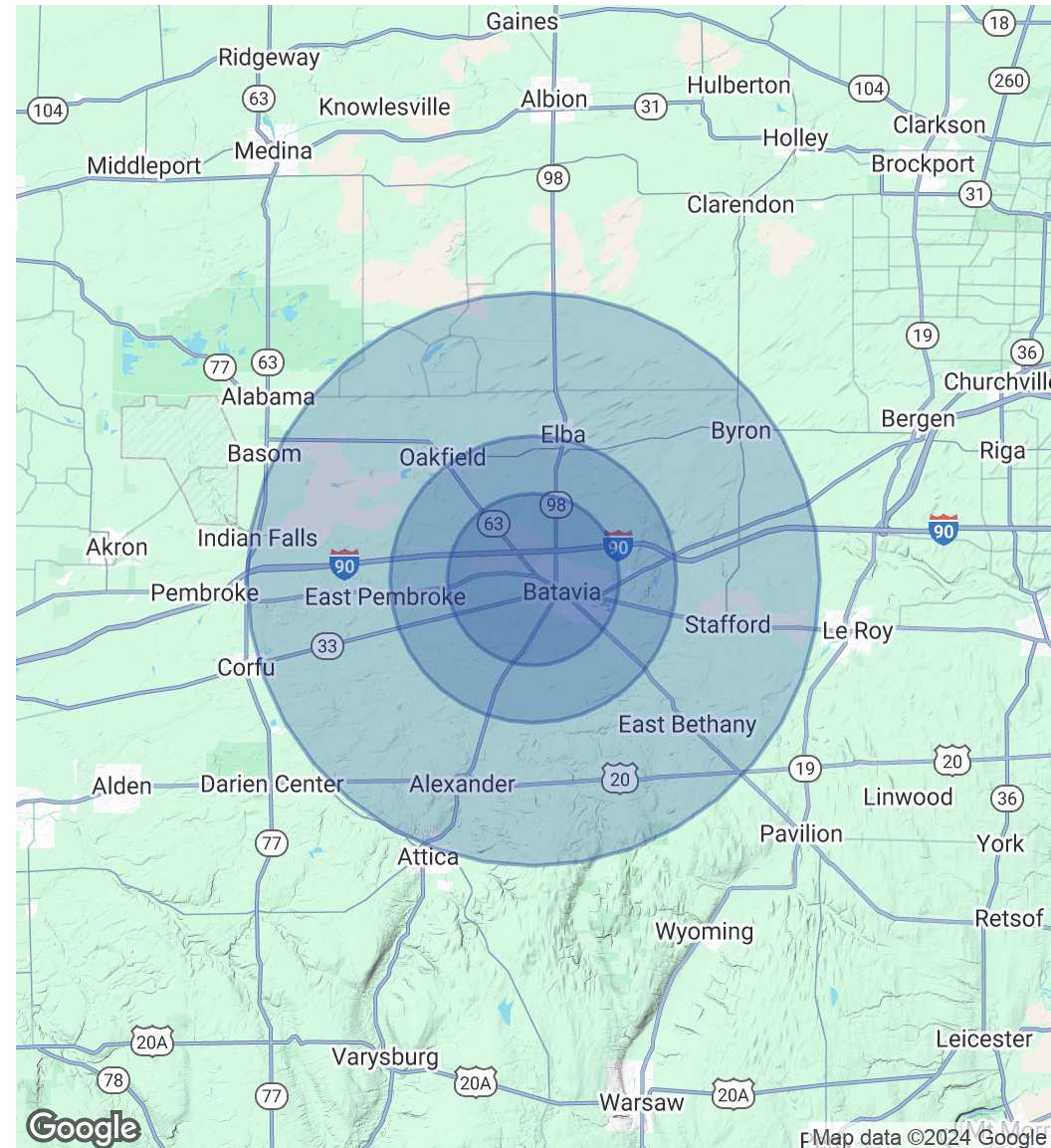
### Population

	3 Miles	5 Miles	10 Miles
Total Population	17,805	23,066	40,442
Average Age	41.8	42.5	42.1
Average Age (Male)	39.9	40.9	41.0
Average Age (Female)	44.3	44.7	44.0

### Households & Income

	3 Miles	5 Miles	10 Miles
Total Households	8,645	11,012	18,378
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$60,054	\$62,848	\$67,116
Average House Value	\$108,207	\$114,710	\$127,196

2020 American Community Survey (ACS)



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