


PARK PLACE

70 BRIGHAM ROAD, FREDONIA, NY

OFFERING MEMORANDUM



 CUSHMAN &
WAKEFIELD

 Pyramid Brokerage
Company

EXECUTIVE SUMMARY

Park Place

84 unit / 252 bed

70 Brigham Road, Fredonia, NY

Cushman & Wakefield | Pyramid Brokerage Company, as exclusive agent, is pleased to present the opportunity to acquire the 100% fee interest in 70 Brigham Road, an 84 unit apartment complex in Fredonia, NY

Located in Fredonia, in the southwestern portion of New York State, Park Place is an 84 unit (252 bed) apartment complex located immediately across from SUNY Fredonia's campus and approximately 1 mile from the Village of Fredonia

Fredonia is located on the NYS Thruway (I-90) between Buffalo, NY and Erie, PA in the heart of Lake Erie wine country.

Key features include:

- Units are furnished
- Currently undergoing an energy assessment in all seven (7) buildings that will result in new lightning in apartments and common areas.
- Development site on the south side of the property is ideal for expansion or the addition of an amenity.

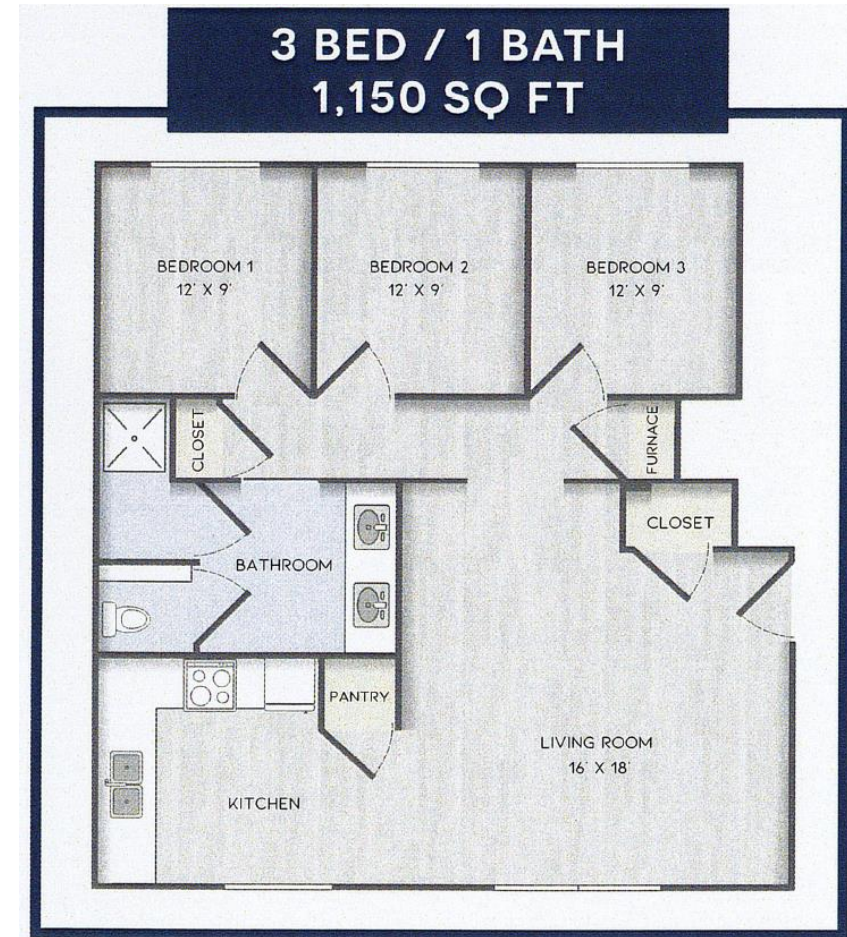


BUILDING SUMMARY

BUILDING SPECS

Parcel #	96.03-1-14 & 113.05-1-1
Address	70 Brigham Rd and 0 Temple Rd
Building Size	7 buildings totaling 102,450 Sq. Ft.
Lot Size	6.6 Acres
Built	2004-2005
Total Units	84 total units; 12 units per building
Unit Breakdown	All units are 3 bedroom, 1 bathroom
Additional Space	Leasing office, mail room, and maintenance shop.
Heating	Two (2) boilers per building & furnace in each suite
Electric	Separately metered
Laundry	Two (2) laundry rooms per building
Parking	253 spaces
Sprinklered	100%

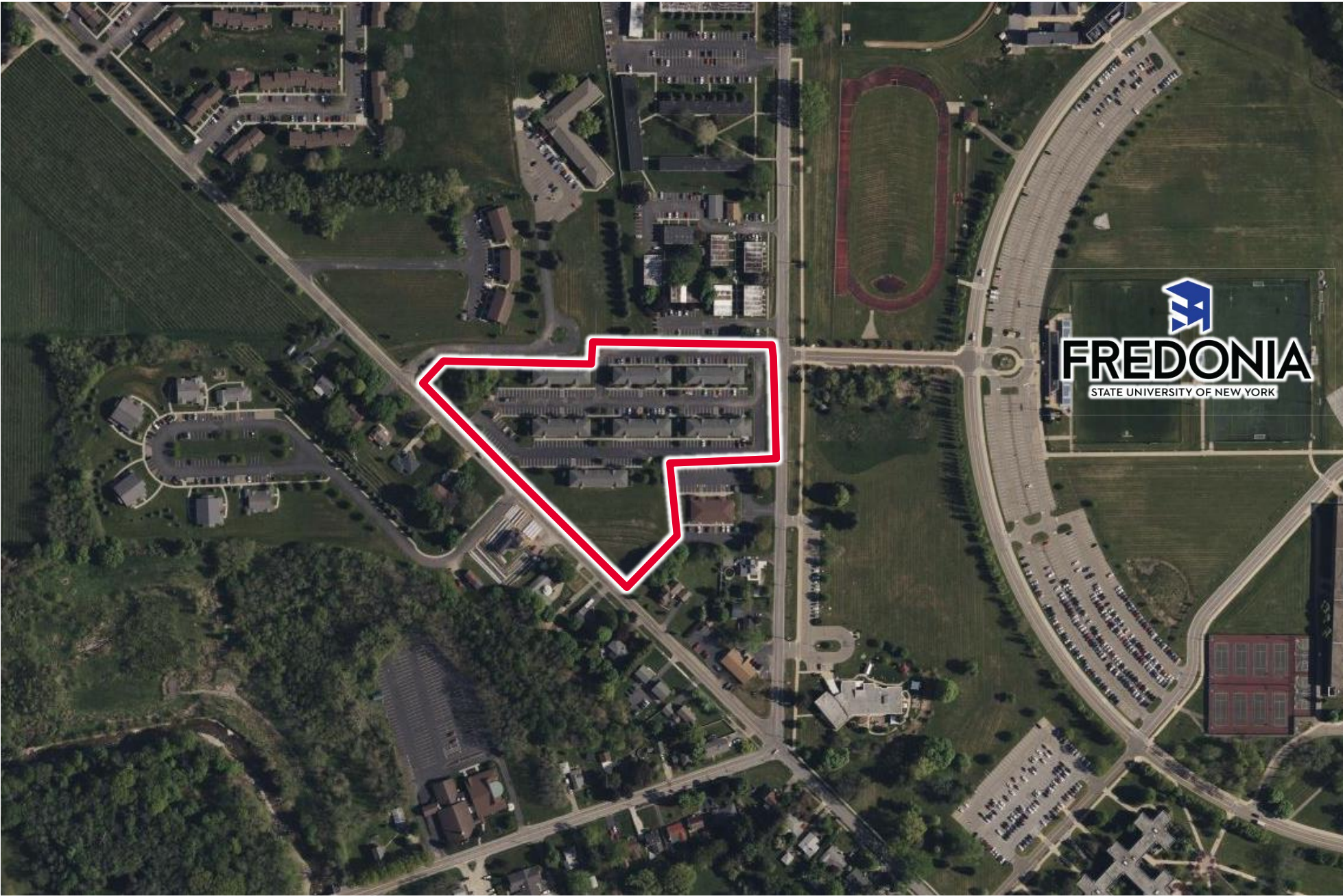
** Rent roll and financials are available in the due diligence vault*



PROPERTY PHOTOS



SITE AERIAL



LOCATION OVERVIEW



SUNY FREDONIA

SUNY Fredonia serves as a cornerstone of the regional economy, driving sustained employment, housing demand, and consumer activity throughout Northern Chautauqua County. The university supports more than 3,000 students and 400 faculty and staff, generating an estimated \$150 million in local economic impact and over \$330 million statewide each year. Its 256-acre campus anchors a steady flow of residential and commercial activity, supporting a broad mix of retail, dining, and service industries that rely on the university population for year-round revenue. SUNY Fredonia's emphasis on arts, education, and science programs attracts visitors, performances, and events that contribute to hotel occupancy and tourism spending across the Dunkirk–Fredonia area. As one of the most stable institutional employers in Western New York, the university provides a consistent foundation for the local labor market and real estate economy. The subject property's adjacency to SUNY Fredonia places it at the center of this economic ecosystem, benefiting directly from the university's enduring presence and its role as a catalyst for regional growth.



Fredonia, NY



3,220 Students
Enrollment



± 3000 Beds
On Campus Housing Capacity



443
Faculty and Staff



55%
In Campus Owned or
Affiliated Housing



45%
% Living off Campus



\$157M Locally
Estimated Annual Economic
Impact



\$331M IN NYS
Estimated Annual Economic
Impact



256 Acres
Total Campus Size

VILLAGE OF FREDONIA | SUBMARKET FACT SHEET

Located in Northern Chautauqua County on Lake Erie, Fredonia is a historic Victorian village known for its rich heritage and vibrant arts scene. Incorporated in 1829, it is one of only twelve villages in New York still governed under a charter. Fredonia was home to the world's first natural gas well and the first village illuminated by natural gas lighting in 1825. It also hosted the first dues-paying Grange (1868), the founding of the Woman's Christian Temperance Union (1873), and New York State's first home for the elderly. Today, Fredonia features unique downtown shops, historic inns, and cultural attractions like the 1891 Fredonia Opera House and the Rockefeller Arts Center at SUNY Fredonia, a major regional arts hub. With its rich history, thriving arts, and lively festivals, Fredonia blends small-town charm with cultural vibrancy.



Fredonia, NY



4,150
TOTAL HOUSING UNITS



1,648
RENTER OCCUPIED HOUSING UNITS



9,585
POPULATION



9,137
DAYTIME POPULATION



\$63,308
MEDIAN HH INCOME



3,989
WORK FORCE



29.9
MEDIAN AGE



5.02
MILES²
TOTAL AREA

JAMESTOWN-DUNKIRK-FREDONIA MSA

The Jamestown-Dunkirk-Fredonia Metropolitan Statistical Area, located in Chautauqua County in Western New York, combines a legacy of advanced manufacturing with a strong quality of life supported by outdoor recreation, cultural institutions, and affordable living. Anchored by Lake Erie to the north and Chautauqua Lake at its center, the region attracts visitors and residents with its vibrant arts community, year-round festivals, and access to world-class educational and cultural programming through Chautauqua Institution.

Manufacturing, health care, education, and tourism are key economic drivers, with employers ranging from advanced producers and food processors to hospitals and colleges. With its strategic location between Buffalo, Erie, and the Southern Tier, the Jamestown–Dunkirk MSA offers connectivity, workforce stability, and an affordable environment for businesses to thrive.



127,657
POPULATION



54,158
LABOR FORCE



\$58,872
MEDIAN HH
INCOME



53,223
TOTAL HOUSING
UNITS



42.9%
ASSOCIATE DEGREE
OR HIGHER

MAJOR ATTRACTIONS

- Chautauqua Institution
- National Comedy Center
- Lucille Ball Desi Arnaz Museum
- Lake Erie Wine Country
- Chautauqua Lake
- Lily Dale Assembly
- Roger Tory Peterson Institute of Natural History
- Midway State Park
- Chautauqua Gorge State Forest & Allegany State Park
- Audubon Community Nature Center

MAJOR EMPLOYERS

- UPMC Chautauqua
- Regional School Districts
- SUNY Fredonia
- Cummins Engine Plant
- Bush Industries
- Welch Foods / National Grape Cooperative
- Brooks-TLC Health System
- Rand Machine Products
- Nestlé Purina PetCare
- Fieldbrook Foods
- Truck-Lite
- SKF Aeroengine

COLLEGES & UNIVERSITIES

- SUNY Fredonia
- Jamestown Community College
- Chautauqua Institution

HOSPITALS

- UPMC Chautauqua
- Brooks Memorial Hospital
- Westfield Memorial Hospital



OFFERING MEMORANDUM DISCLAIMER

The recipient (whether one or more, “**Recipient**”) hereby acknowledges and agrees that certain confidential information regarding the property known as Park Place, 70 Brigham Road, Fredonia, NY (“**Property**”) (“**Confidential Information**”) has been or may be disclosed to Recipient by owner (“**Owner**”) or Pyramid Brokerage Company (“**PBC**”) in the future and that such Confidential Information is intended solely for Recipient’s own limited use in considering whether to pursue negotiations to acquire the above Property or any portion thereof.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the Property. The information contained herein is not a substitute for a thorough due diligence investigation. PBC has not made any investigation, and makes no warranty or representation, with respect to any of the information presented including but not limited to the income or expenses for the Property, the future projected financial performance of the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB’s, or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant’s plans or intentions to continue its occupancy of the Property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, PBC has not verified, and will not verify, any of the information contained herein, nor has PBC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Owner and PBC reserve the right to change any Confidential Information provided or to withdraw the Property or any portion thereof from the market at any time without notice.

Recipient agrees that the confidential information provided is confidential, that Recipient will hold and treat it in the strictest of confidence, that Recipient will not, directly or indirectly, disclose or permit anyone else to disclose the Confidential Information to any other person, firm or entity without prior written authorization of Owner and that you will not use or permit to be used, this information in any fashion or manner detrimental to the interest of the Owner or PBC. Photocopying, other duplication or circulating electronic version of the Confidential Information is strictly prohibited.

THE OWNER EXPRESSLY RESERVES THE RIGHT AT ITS SOLE DISCRETION TO REJECT ANY OR ALL PROPOSALS OR EXPRESSIONS OF INTEREST IN THE ABOVE PROPERTY AND TO TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME WITH OR WITHOUT NOTICE.

If you do not wish to pursue negotiations leading to this acquisition, or if in the future you discontinue such negotiations, you agree to return all Confidential Information to PBC.



CHRISTOPHER D. GIUNTA

Real Estate Salesperson
(585) 503-8553
370 Woodcliff Drive
Fairport, New York 14450
cgiunta@pyramidbrokerage.com

TYLER BALENTINE

Associate Real Estate Broker
(585) 507-1500
14 Lafayette Square, Suite 1600
Buffalo, NY 14203
tbalentine@pyramidbrokerage.com

