

## RETAIL AVAILABLE FOR LEASE

### BUILDING FEATURES

Total Size	32,635 $\pm$ Sq. Ft.
Spaces Available	7,208 $\pm$ Sq. Ft. 3,600 $\pm$ Sq. Ft.
Parking	Surface Lot
Zoning	Neighborhood Commercial District C-1

### Property Highlights

- Former Family Dollar space located in vibrant Neighborhood Strip Center
- Pylon signage with top placement at street and building sign
- Notable plaza tenants include: Auto Zone, Subway, H&R Block
- Ample parking on-site via surface lot
- Great consumer cross patterns from mix of other long-term tenants in the plaza
- Ability to expand space up to 10,800  $\pm$  Sq. Ft.
- Historically low triple net expenses

### TRAFFIC COUNTS

East Second Street	12,133 AADT
Falconer	3,392 AADT

For more information, contact:

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## NEIGHBORHOOD COMMUNITY STRIP CENTER



### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	5,141	31,563	42,635
Average Household Income	\$47,054	\$46,599	\$52,132

RETAIL FOR LEASE

1367-1399 East 2<sup>nd</sup> Street

Jamestown, New York



Aerial