

1170-1186 Central Avenue, Dunkirk NY 14048

# D&F PLAZA

## RETAIL OPPORTUNITIES AVAILABLE FOR LEASE

**180,000 sq. ft. retail center** anchored by a **diverse tenant mix** offering prominent visibility from and **immediate access to I-90**.

Abundant Onsite Parking

Strong Co-Tenancy



**JONATHAN LEVINSON**

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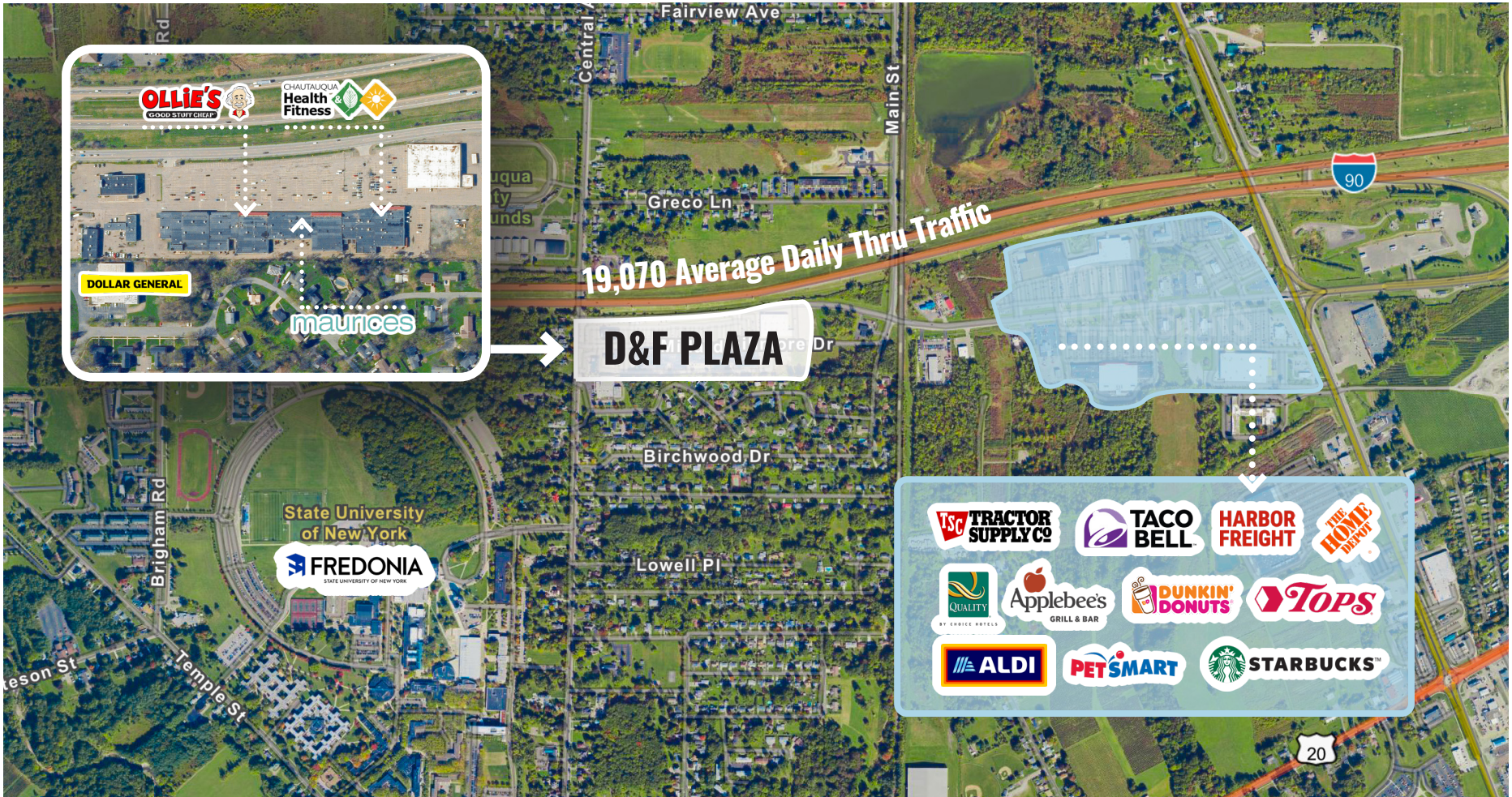


# EXCELLENT MARKET ACCESS. HIGH-TRAFFIC LOCATION. READY FOR YOUR BUSINESS.

Range of square footages available for lease, from an 896 sq. ft. boutique spaces to a 34,000 sq. ft. anchor box opportunity!

Co-anchored by the popular discount store Ollie's Bargain Outlet, women's fashion outlet Maurices, and Dunkirk and Fredonia's top-rated gym Chautauqua Health & Fitness.

Potential out parcel also available!



# 500+ free surface parking spaces for employees and customers at D&F Plaza.

accessible via four separate entry points on each side of the site, one of which is a lighted intersection.

Join the following tenants at D&F Plaza:



**36,268**  
Total Population

Located within walking distance of a populated residential area and state university campus, and just a 5-minute drive from downtown Dunkirk!

**\$78,782**  
Average HH Income

Consumers within a 10-mile range of this site spend an average of \$24,649 annually on retail goods, while spending over \$69,000 on annual budget expenditures.

**1,264**  
Total Businesses

Positioned along a commercial retail corridor, this site is adjacent to dozens of national tenants like TJ Maxx, Aldi, PetSmart, Starbucks, and more.

10-MILE RADIUS DEMOGRAPHICS

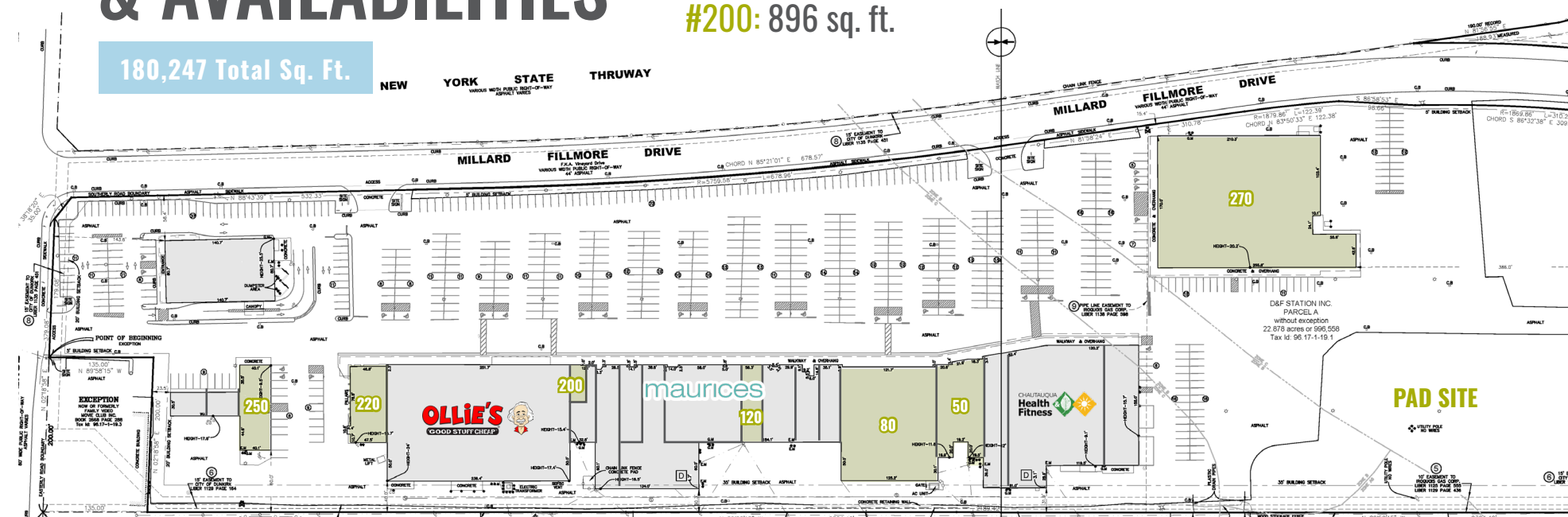


D&F PLAZA | 1170-1186 CENTRAL AVENUE, DUNKIRK NY 14084

# Site Plan & AVAILABILITIES

180,247 Total Sq. Ft.

#270: 34,000 sq. ft. #120: 1,500 sq. ft. Pad Site: 7.8 Acres  
#250: 4,225 sq. ft. #80: 18,750 sq. ft.  
#220: 4,660 sq. ft. #50: 6,340 sq. ft.  
#200: 896 sq. ft.



# Trade Area & ROADWAY ACCESS



## DRIVETIMES

Route 60 | 1 miles from property | 5-minute drive  
Route 20 | 2 miles from property | 7-minute drive  
Route 5 | 3 miles from property | 9-minute drive

## Dunkirk, NY



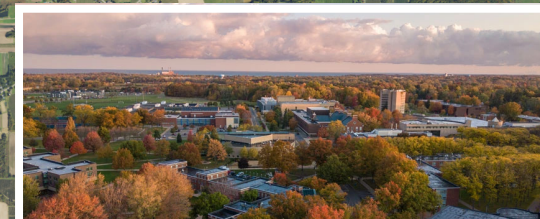
A lakeside city in Chautauqua County, Dunkirk has a population of 12,743 residents and is a popular daytrip tourist destination, known for its Boardwalk Marketplace, local lighthouse, and seasonal festivals.

## D&F Plaza



Property located directly on I-90

## Fredonia, NY



A village of 9,871 residents located within a short distance of Lake Erie, this historic Chautauqua County village is home to the SUNY Fredonia, the Fredonia Opera House, and the Rockefeller Arts Center.

PRIMARY VINEYARD DR. & RT. 60 RETAIL TRADE AREA



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DOES THIS LOOK LIKE A FIT FOR YOUR BUSINESS? GET IN TOUCH WITH OUR LISTING AGENT:

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