

RETAIL & WAREHOUSE SPACE AVAILABLE FOR LEASE

# 10376 Bennett Road

Fredonia, NY 14603

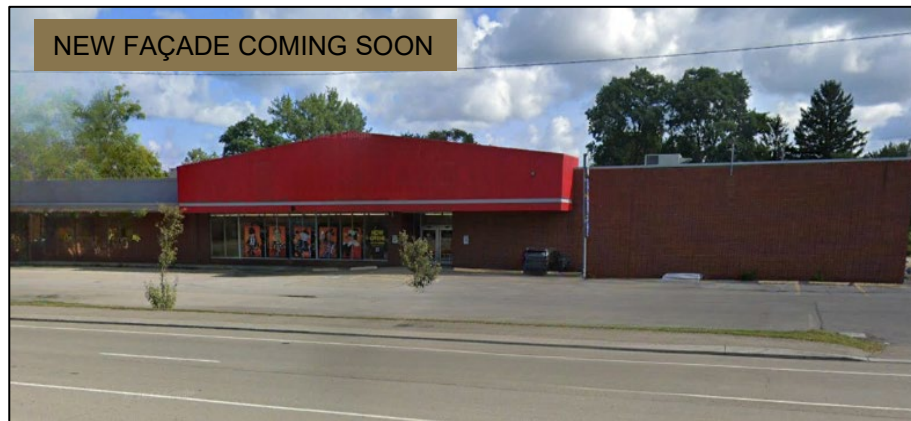


## AVAILABLE OPPORTUNITIES

- » FOR LEASE: retail & warehouse spaces available
- » Former Valu Home Centers redevelopment building. Owner to deliver new façade June 2024
  - » Warehouse Space: 2,000 SF asking \$6/sf
  - » Retail Space: 3,220 SF asking \$26/sf

## PROPERTY HIGHLIGHTS

- » Co-tenants to include O'Reilly Auto Parts, Firehouse Subs, Liquor Store & SuperCuts
- » Conveniently located right off round-about exit of Bennett Rd. E. Main Street & Route 60
- » Excellent visibility, pylon signage & ample parking
- » 2 miles from SUNY Fredonia campus with total enrollment of 3,236 students



### Co-tenants:



## FOR MORE INFORMATION, PLEASE CONTACT:



**VALERIE VINCENT**  
Licensed Real Estate Associate Broker  
315.663.8827 (c)  
[Valerie@VentureBrokerageGroup.com](mailto:Valerie@VentureBrokerageGroup.com)



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## PROPERTY PHOTOS



## RENDERING



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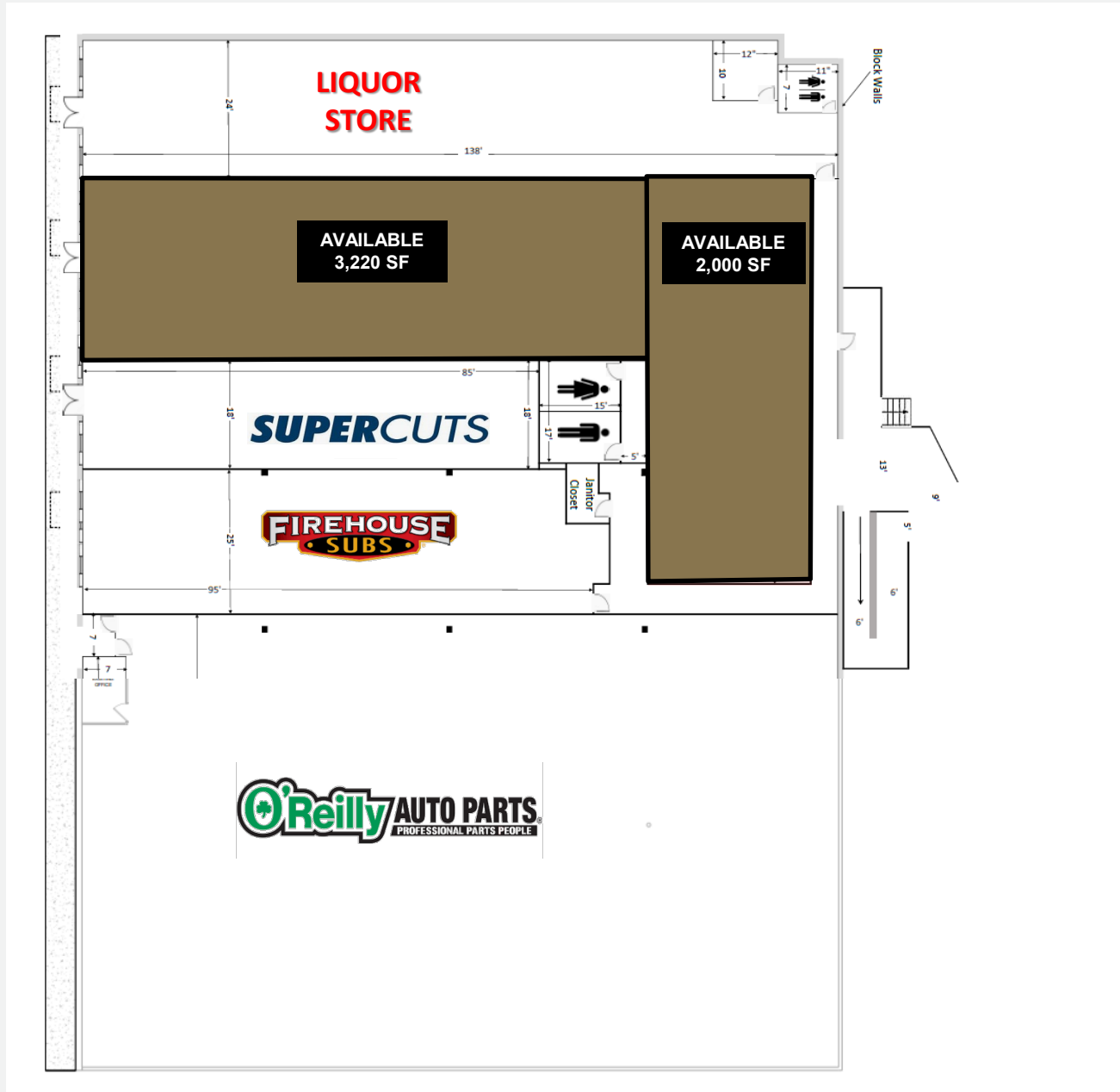
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## SITE PLAN



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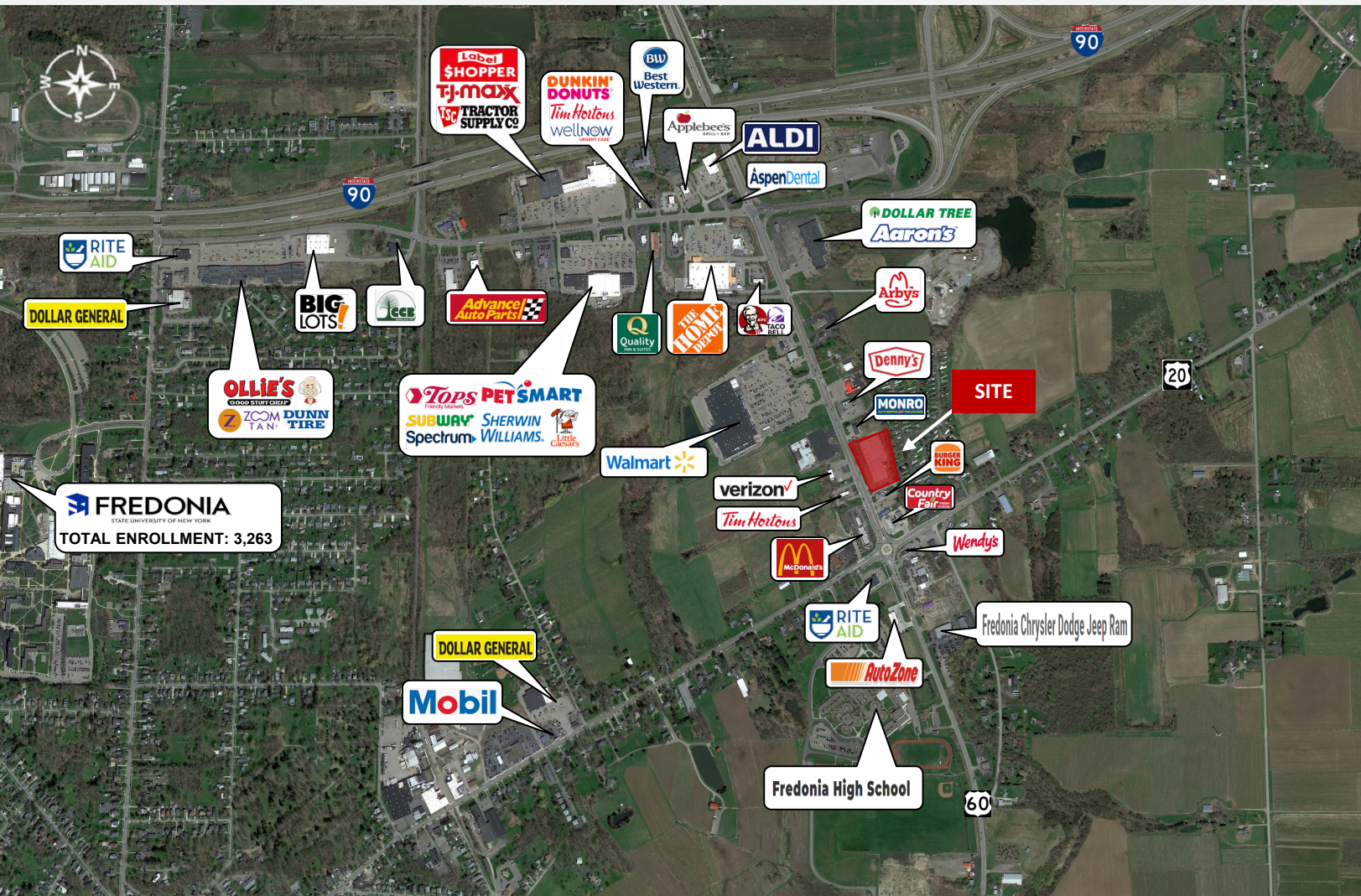
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## MARKET AERIAL



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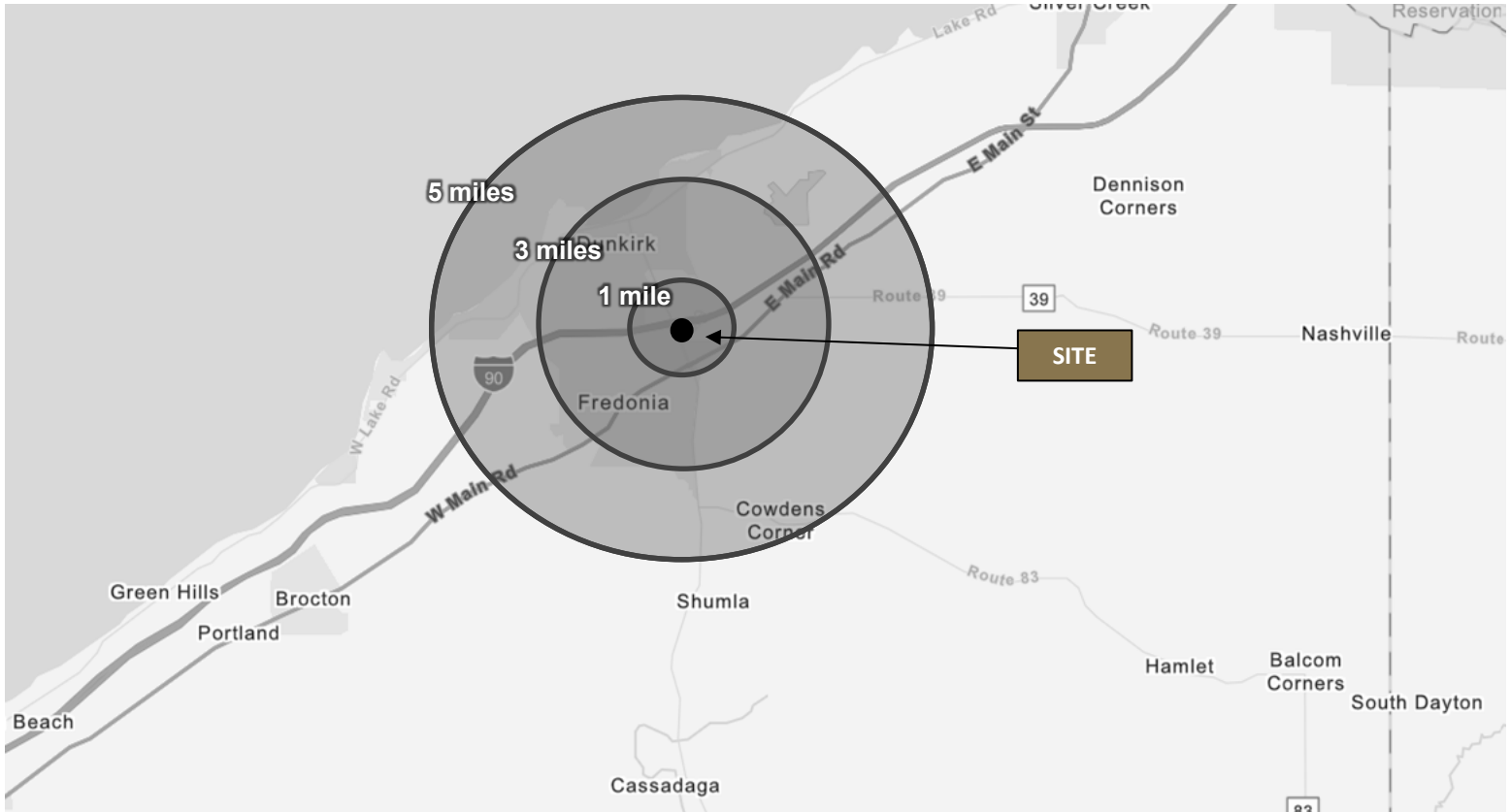
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## DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	1,457	23,355	27,013
Daytime Population	2,444	23,221	26,840
Households	657	9,582	11,187
Average Household Income	\$84,093	\$66,436	\$68,480



**862**  
Businesses



**12,228**  
Employees



**\$108,537**  
Median Home Value



**35.1**  
Median Age

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