

FORMER BANK WITH DRIVE-THRU

| BUILDING FEATURES | |
|---------------------------------|---|
| GLA | 148,245 ± Sq. Ft. |
| Available (See Leasing Plan) | 5,500 ± Sq. Ft. Former Bank (1 Acre ± Outparcel) |

Property Highlights

- Supermarket Anchored Neighborhood Shopping Center servicing the Depew and Lancaster Communities
- Co-tenants Include: Tops Supermarket, Ace Hardware, Big Lots, Dollar Tree, Sally Beauty Supply, H&R Block, UPS Store, Supercuts, Nickel City BrewZ, Liquor Store
- Densely Populated Surrounding Area
- Located at Signalized Main Entrance

D & L PLAZA OUTPARCEL AVAILABILITY



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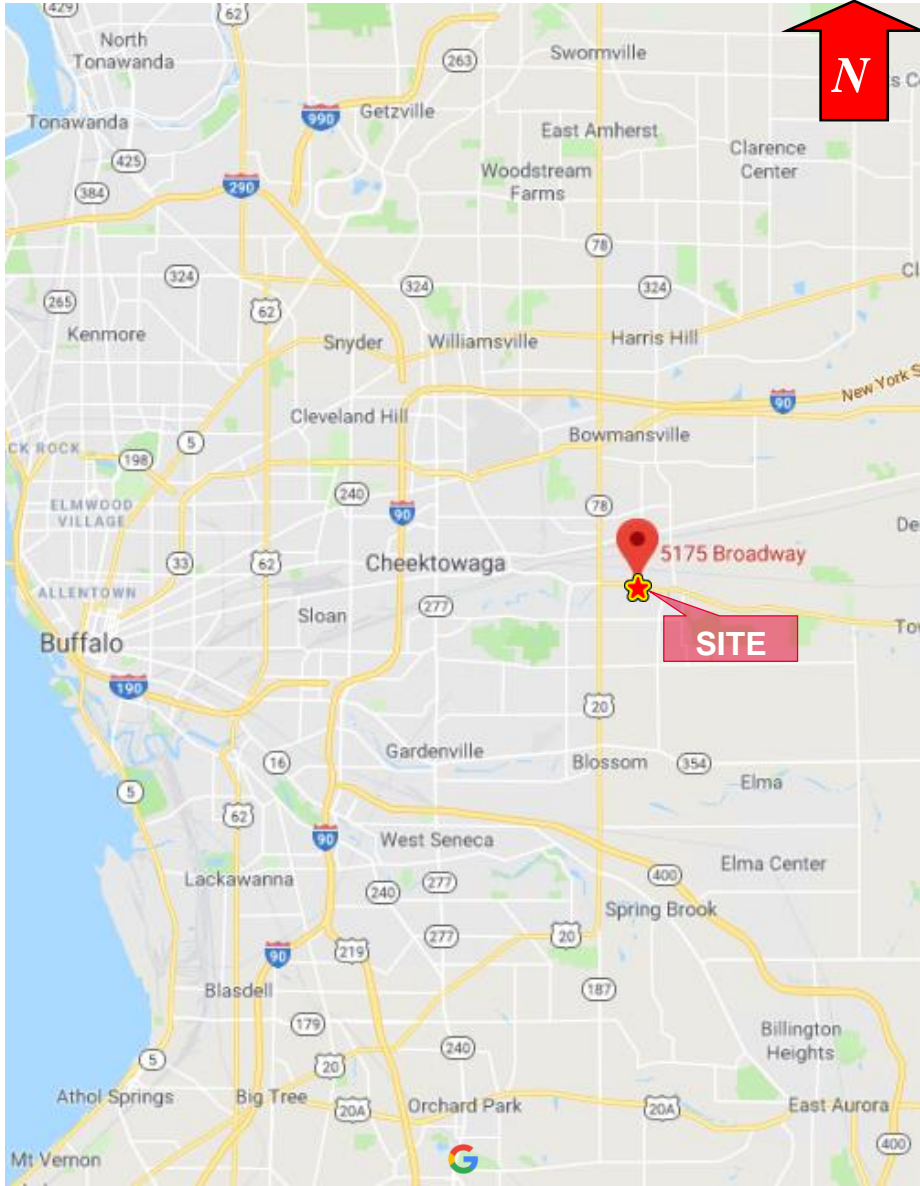
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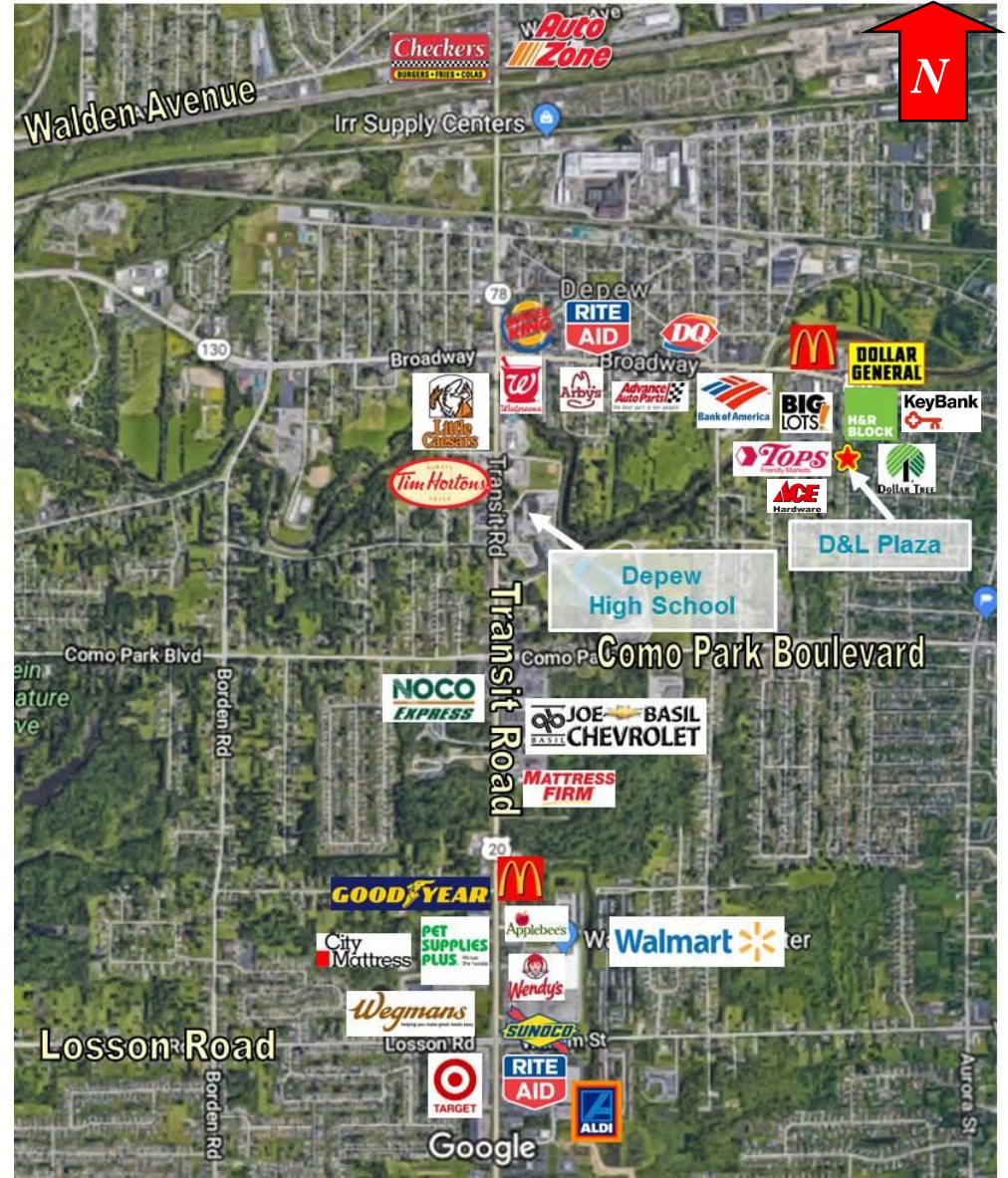
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| DEMOGRAPHIC | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|----------|----------|----------|
| Population | 11,602 | 65,065 | 124,720 |
| Average Household Income | \$63,791 | \$81,439 | \$76,376 |

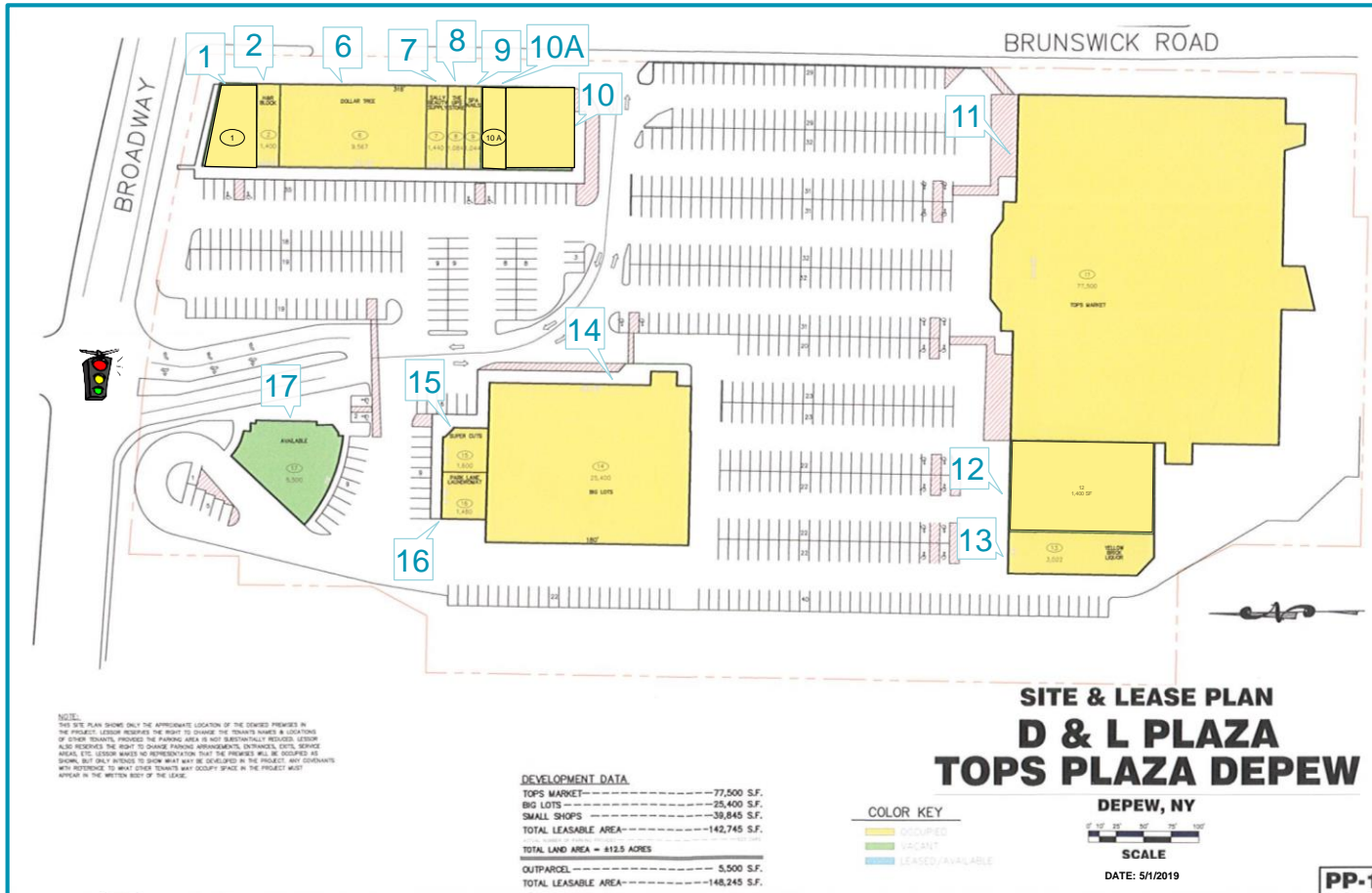
| TRAFFIC COUNTS | |
|----------------|-------------|
| Broadway | 18,850 AADT |
| Transit Road | 30,425 AADT |



Location Map



Aerial



| STREET # | TENANT | SQ. FT. |
|---------------|-----------------------|----------------|
| 1 | Nickel City BrewZ | 2,808 |
| 2 | H&R Block | 1,400 |
| 6 | Dollar Tree | 9,567 |
| 7 | Sally Beauty | 1,440 |
| 8 | Mail Boxes | 1,084 |
| 9 | Spa Nails | 1,044 |
| 10 | Leased | 4,530 |
| 10A | Leased | 1,470 |
| 11 | Tops Market | 77,500 |
| 12 | Ace Hardware | 10,400 |
| 13 | T&C Liquor | 3,022 |
| 14 | Big Lots | 25,400 |
| 15 | Supercuts | 1,600 |
| 16 | Fred's Coin Clean | 1,480 |
| 17 | Available (Outparcel) | 5,500 |
| TOTAL: | | 148,245 |

Leasing Plan