

FOR LEASE
TONAWANDA AREA RETAIL OPPORTUNITY
Building Features

Availability	• South End Cap – 14,028 ± Sq. Ft. • Inline Storefront – 2,161 ± Sq. Ft.
Shopping Center GLA	55,473 ± Sq. Ft.
Parking	195 ± Spaces

Property Highlights

- Highly Visible Valu Home Center and Dollar Tree Anchored Neighborhood Shopping Center
- Located on Delaware Avenue (Route 384), One Block North of the Youngmann Expressway (NYS Thruway I-290)
- Town and City of Tonawanda Trade Area
- Signalized Main Entrance
- Pylon Signage
- Easy Thruway and Expressway Access



Demographics	1 Mile	3 Miles	5 Miles
Population	9,891	88,787	156,545
Average HH Income	\$81,118	\$91,181	\$89,119

Traffic Counts

Delaware Avenue	17,025 AADT
Youngmann Expwy(I-290)	102,158 AADT

EXCLUSIVE CONTACT

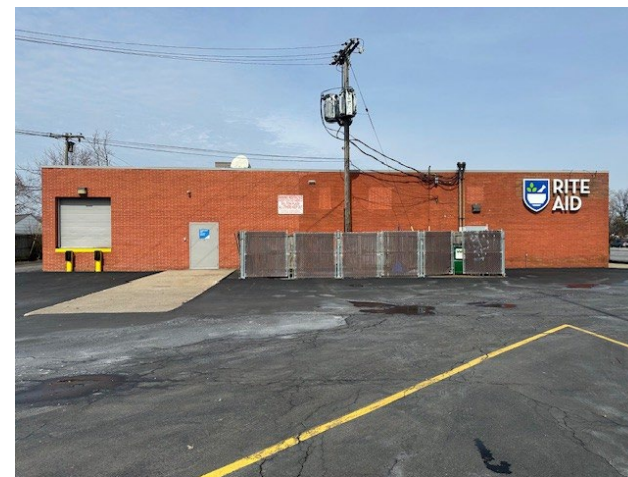
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**FORMER RITE AID
NOW AVAILABLE FOR LEASE
14,028 SQ.FT. – WILL SUBDIVIDE**

- Prominent South Endcap Position
- Oversized Parking Field (front and side)
- Dedicated Pylon Signage
- Truck Height Loading Dock with Interior Hydraulic Leveler
- Ceiling Height: 11' to Drop Ceiling
- Open Floor Plan with Warehouse/Stockroom
- Walk-in Retail Cooler / Freezer Display Cases
- 600 Amp/3 Phase Power



SPACE	TENANT	SQ. FT.
1	Available	14,028
2	Giovanni Hair Fashions	1,400
3	Dollar Tree	9,834
4	Available	2,161
5	Jackson Hewitt	1,470
6	Buffalo Gift Emporium	3,000
7	Sushi Queen	3,880
8	Valu Home Centers	19,700
TOTAL SQ. FT.		55,473



Leasing Plan

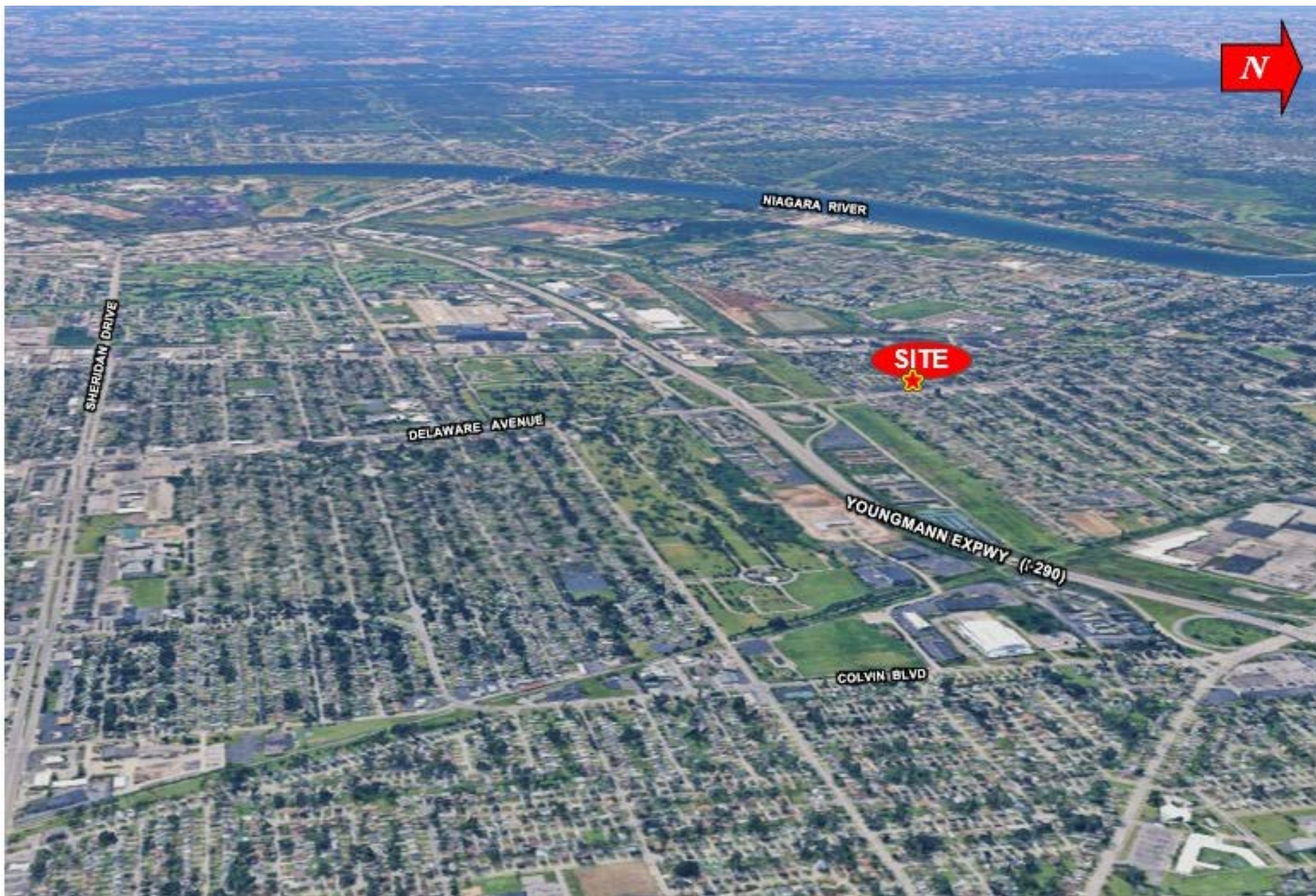
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Aerial

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Trade Area Aerial

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