



Property Details

Total Space Available	52,900 SF
Rental Rate Yr	\$5 - 12 /SF/Yr
Min. Divisible	800 SF
Max. Contiguous	36,000 SF
Property Type	Retail
Property Sub-type	Strip Center
Additional Sub-types	Restaurant Retail (Other) Neighborhood Center
Gross Leasable Area	49,468 SF
Year Built	1957
NNN Expenses	1.90
Anchor Tenants	First Niagara Dollar General M&T Bank
Lot Size	10.70 AC
Cross Streets	Whitehaven Rd.
Zoning Description	Commercial
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	4,000 SF	\$12 /SF/Yr			NNN		Plaza	
Space 2	7,000 SF	\$8 /SF/Yr			NNN			
Space 3	36,000 SF	\$5 /SF/Yr			NNN			
Space 4	800 SF	\$12 /SF/Yr			NNN			
Space 5	1,600 SF	\$12 /SF/Yr			NNN			
Space 6	3,500 SF	\$10 /SF/Yr	800 SF	36,000 SF	NNN		Former Restaurant with Brick Oven	

Property Description

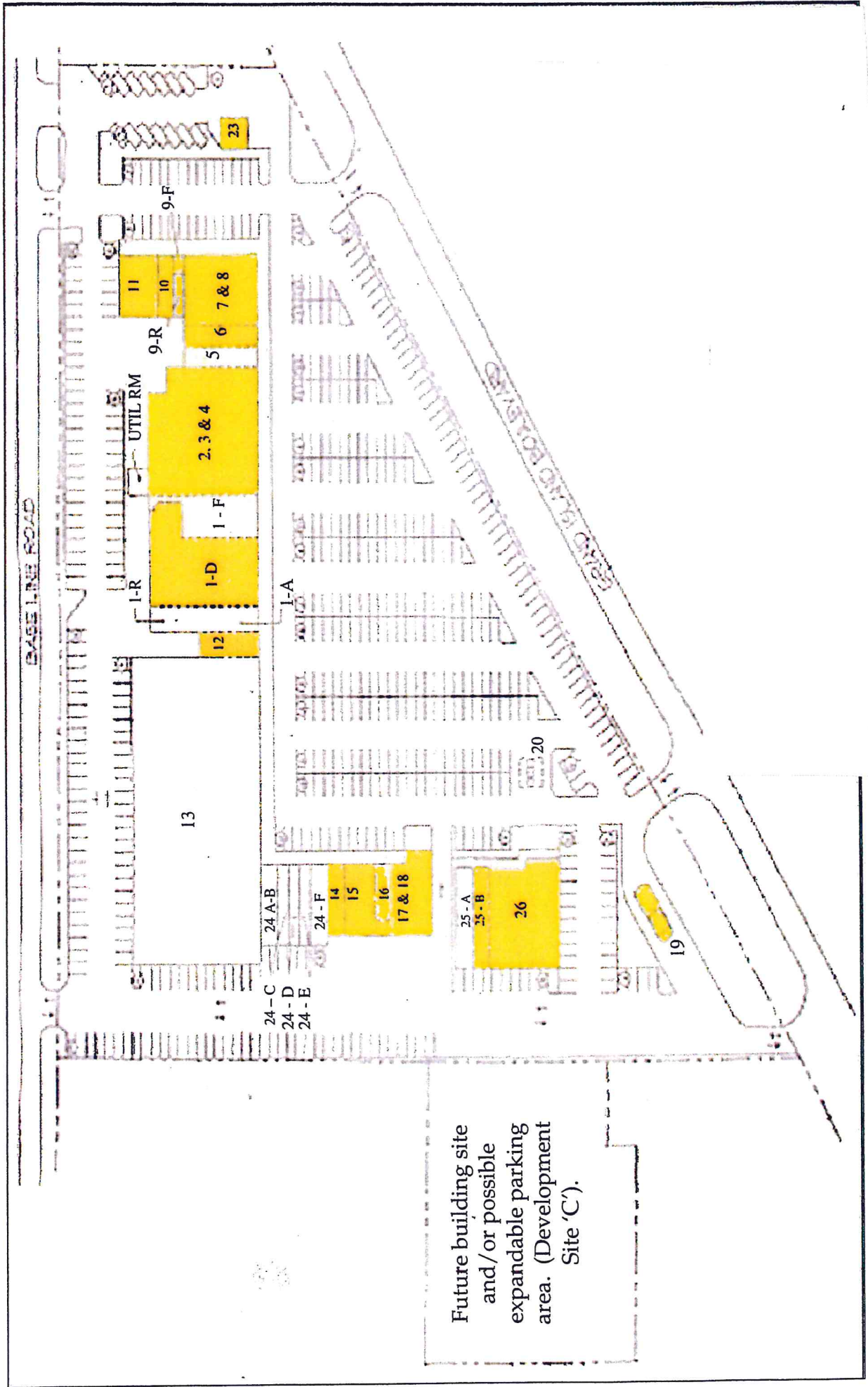
Grand Island Plaza is a 93,002 square foot "L" shaped shopping center whose national tenants include First Niagara bank, Mighty Taco, M&T Bank, and Dollar General. It is currently 46% occupied and has a dark anchor space, which was formerly Ames. The majority of existing tenants have been in the center for 20+ years. With the frontage on the main boulevard of Grand Island, the center has great visibility and a captive market. In addition, there is also another 3,500 square foot space available for \$10.00 per SF nets are \$1.90 per square foot, also available the former brick oven pizza restaurant.

Location Description

An affluent suburb of Buffalo, NY, Grand Island situated just off the NY State Thruway I-190, between Buffalo and Niagara Falls, NY. The island is flanked by the Niagara River to the east and west and is accessible only by bridge. Its proximity to the NYS Thruway makes it a desirable location for professionals commuting to nearby Buffalo. Formerly a summer retreat for wealthy upstate New Yorkers, Grand Island is now home to several parks, reserves, and a golf course. Its popularity has increased in the past several years as many professionals leave the Buffalo area for the suburbs; this is evidenced in the many new residences under development. The property sits directly across from a popular seasonal amusement park, Fantasy Island, which draws over 325,000 visitors each summer from Buffalo, Niagara Falls and the surrounding areas. The center also draws traffic from KOA campground located .25 miles away, and sits near the Town Hall, US Post Office, and Fire Station Headquarters.

Grand Island Plaza, Grand Island, NY

Site Plan



BASE LINE ROAD

GRAND ISLAND BOULEVARD

WIL BUSINESS
4 35002 GLA
(ASES)
558 STALLS

SITE
PARKING AREA
(5' C')

