

32,510 ± SF RETAIL SPACE AVAILABLE FOR LEASE

D&F PLAZA RETAIL SPACE FOR LEASE

BUILDING FEATURES	
GLA	180,247 ± Sq. Ft.
Available Spaces	18,750 ± Sq. Ft. Anchor Position (May Divide)
	4,660 ± Sq. Ft. Former End Cap Bank Branch
	1,375 to 7,725 ± Sq. Ft. Non-Contiguous Space
	896 ± Sq. Ft. Former Gamerz Haven
Parking	Abundant Parking Field

Property Highlights

- Neighborhood Shopping Center servicing both the Dunkirk and Fredonia, NY communities
- Located approximately one half mile from the SUNY Fredonia campus
- Easy access to and visible from NYS Thruway I-90
- Primary Vineyard Drive / Route 60 Retail Trade Area
- **18,750 ± Sq. Ft. Anchor Position available**



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DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Population	28,967	39,914	52,089
Median Household Income	\$55,916	\$56,523	\$57,026

TRAFFIC COUNTS	
Millard Fillmore Drive	13,600 AADT
Central Avenue	9,802 AADT
NYS Thruway I-90	19,256 AADT

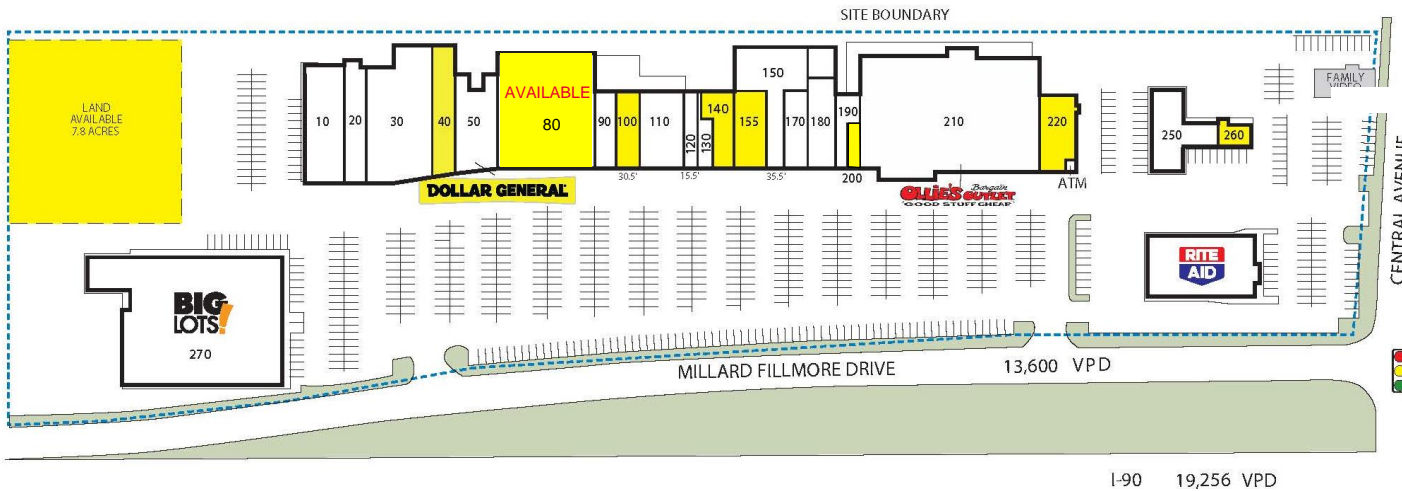
FOR LEASE

1170-1186 Central Avenue

Dunkirk, New York



Trade Area Map



SUITE	TENANT	SQ. FT.	SUITE	TENANT	SQ. FT.
10	Dunn Tire	9,084	155	AVAILABLE	4,375
20	Rent-A-Center	4,836	170	Respiratory Services	3,200
30	Chatauqua Fitness	13,655	180	Blasdel Pizza	2,801
40	AVAILABLE	5,200	190	Gamerz Haven	2,438
50	Dollar General	6,340	200	AVAILABLE	896
80	AVAILABLE	18,750	210	Ollie's Bargain Outlet	37,014
90	Omalias Liquors	3,000	220	AVAILABLE	4,660
100	AVAILABLE	3,000	250	China King	5,635
110	Maurices	6,000	260	AVAILABLE	1,375
120	Wireless Collection	1,500	270	Big Lots	34,000
130	Curves	1,500	Outparcel		
140	AVAILABLE	3,350	2	Rite Aid	10,808
150	Napa Auto Parts	8,050	TOTAL SQ. FT.		191,607

= Available

Aerial and Site Plan