



RedMark Realty LLC makes no guarantees, warranties, or representations about the accuracy of this information.

SIZE

Building Size: 236,000 Sq. Ft.
Available: 95,000 Sq. Ft.
Divisible to: 1,500 Sq. Ft.
Max Contiguous: 86,000 Sq. Ft.

Pad Sites Available- Former First Niagra building 4,105 Sq. Ft. (can be expanded). 1.29 Acres.

CO TENANTS

Market 32 by Price Chopper, Big Box Space Available (Former Big K), Dollar Tree, Sally Beauty, Hallmark, Cricket Wireless

Outlots: Hampton Inn, Walgreens, Pasta Pane, SEFCU Credit Union, Men's Warehouse, Capital Bank

DEMOGRAPHICS

Population Estimate
1 Mile 5,681
3 Mile 35,713
5 Mile 63,953

Daytime Population
1 Mile 10,428
3 Mile 30,236
5 Mile 42,981

Average Household Income
1 Mile \$96,011
3 Mile \$107,721
5 Mile \$108,035

COMMENTS

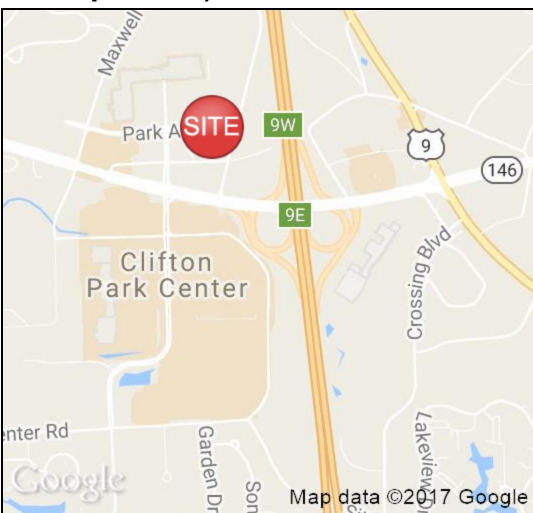
New Facade and Electronic Pylon!

Retail and Office Space Available.

ASKING RENT

Call for Pricing

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Space #	Sq. Ft.
1	Lease Out
2	2,275
3	1,664
4	86,000
A	Pad Site
B	Pad Site

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CONTACT
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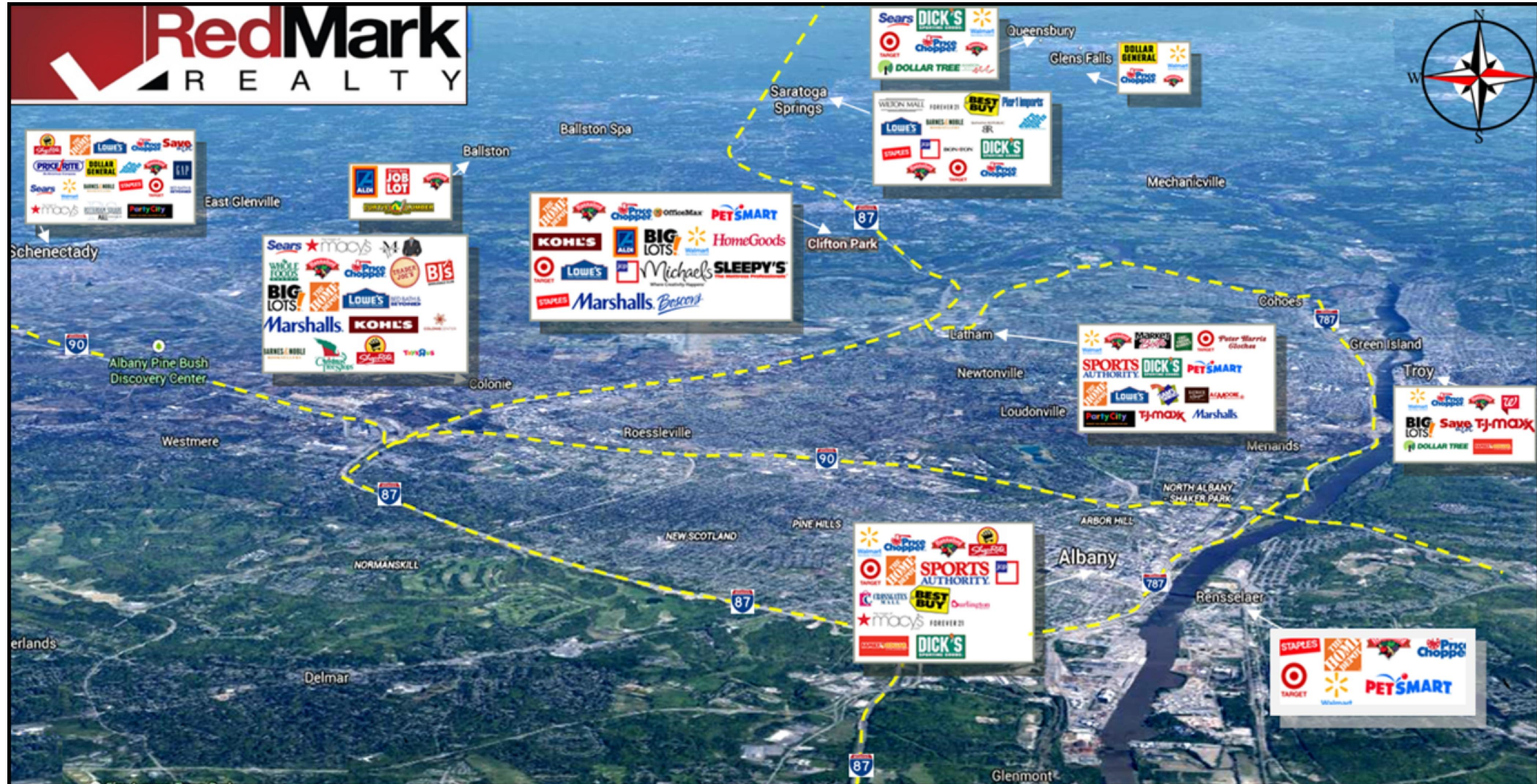
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