

FOR SALE

6,000 +/- Sq. Ft. Mixed Use Property
3045 Fluvanna Avenue Ext, Jamestown, NY 14701



PROPERTY HIGHLIGHTS

- Retail/office/warehouse for owner/user or investment
- 3,000+/- sq ft warehouse (tenant occupied)
- 1,100+/- sq ft office (tenant occupied)
- 1,200+/- sq ft retail/office (available)
- 700+/- sq ft office (available)
- Parking for 30+ vehicles
- 2.3 acres of land, southern boundary abuts Chadakoin River
- One mile from I-86
- Average daily traffic count: 9,261 vehicles



DEMOGRAPHICS:

	<u>2 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
Population:	16,664	42,685	58,872
Households:	7,404	18,668	25,439
Average HH Income:	\$47,939	\$57,802	\$62,124



344 Delaware Ave, Suite 200, Buffalo, NY 14202



341-343 E Fairmount Ave, Suite 3, Lakewood, NY 14750

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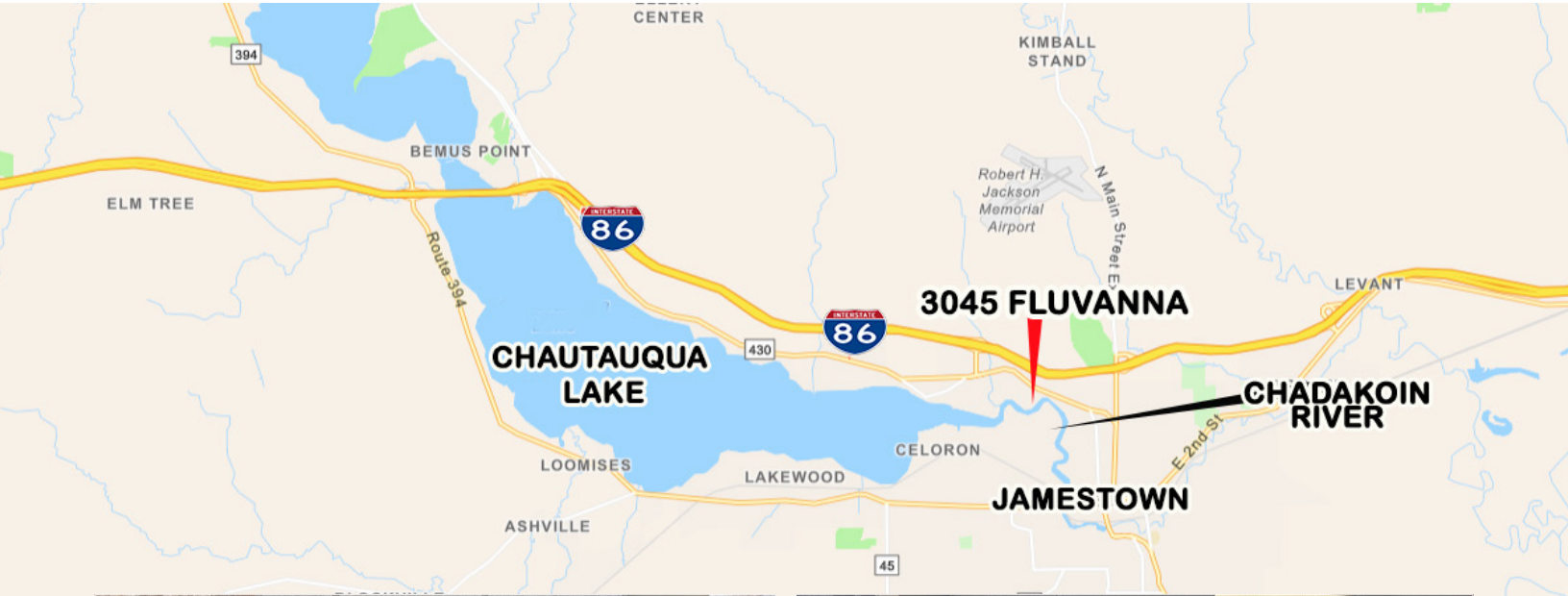
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The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

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