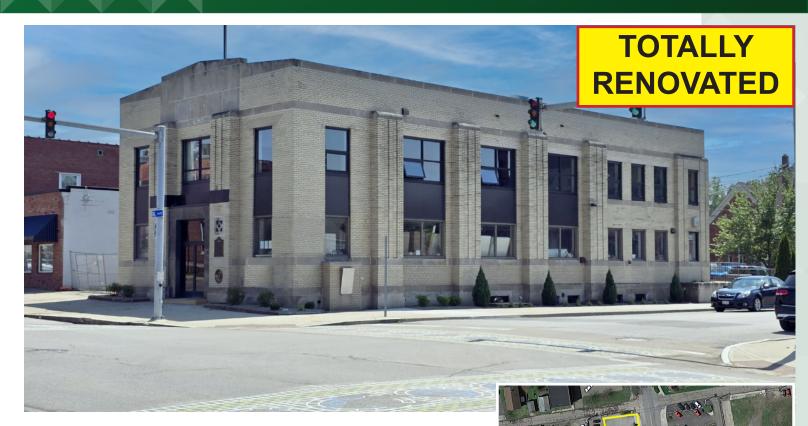


2,700 Sq. Ft. Prime Commercial Space

401 - 403 Central Avenue, Dunkirk, NY 14048

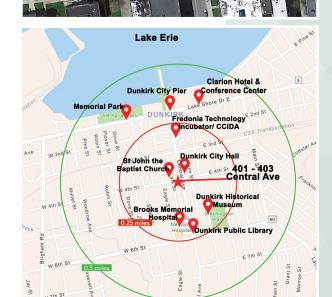


PROPERTY HIGHLIGHTS

- Prominent street level space in Dunkirk's Central Business District
- 2024/2025 "top to bottom" renovation nearing completion
- · Iconic, newly redeveloped historic mixed use building
- Recipient of major NYS DRI grant that's revitalizing Downtown Dunkirk
- High visibility at signalized intersection, across from City Hall
- Ideal for retail, cafe, medical, office, potential cannabis dispensary, or any commercial use that can benefit from this prominent corner location
- Drive-thru option available for coffee shop, bakery, or other light foodservice
- Owner will build to suit brand new space for tenant's needs
- Can be divided for the right tenant
- · Dedicated off street parking plus ample on street options

DEMOGRAPHICS:

| | 2 Miles | <u>5 Miles</u> | 10 Miles |
|--------------------|----------|----------------|----------|
| Population: | 12,872 | 25,551 | 37,268 |
| Households: | 5,312 | 10,247 | 14,947 |
| Average HH Income: | \$51 411 | \$63 825 | \$65,863 |







44 Temple St, Fredonia, NY 14063

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.

Paula Blanchard

Real Estate Salesperson Cell: 716.880.4815

PaulaBlanchard@HannaCRE.com

Tammy Hess Schmitt
Real Estate Salesperson

Cell: 716.679.8355

TammySchmitt@HowardHanna.com