

FOR SALE

Former RiteAid — 10,908 Sq. Ft. Redevelopment Opportunity
1166 Central Avenue, Dunkirk, New York 14048



PROPERTY HIGHLIGHTS

- Prime retail location with high traffic exposure
- Maximum visibility at signalized corner with 20,000~ vehicles per day
- Open floor plan well suited for adaptive reuse and innovative transformation - including retail, foodservice, medical, grocery, convenience store, community center, entertainment, automotive, office, etc.
- Zoned C-2 Commercial
- Across from SUNY Fredonia campus with 3,500 students
- Strong retail synergies, adjacent to 200,000~ sq ft D&F Plaza
- Ample parking for 85+ vehicles with two curb cuts
- Drive-thru
- 180 feet of frontage on Central Avenue
- 1.5 acres
- Excellent condition, 2000 construction
- Close proximity to I-90 interchange, convenient connection to Buffalo, Erie and Cleveland
- Ground lease \$5,454/month with 14 years remaining



HANNA
COMMERCIAL REAL ESTATE
344 Delaware Ave, Suite 200, Buffalo, NY 14202



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

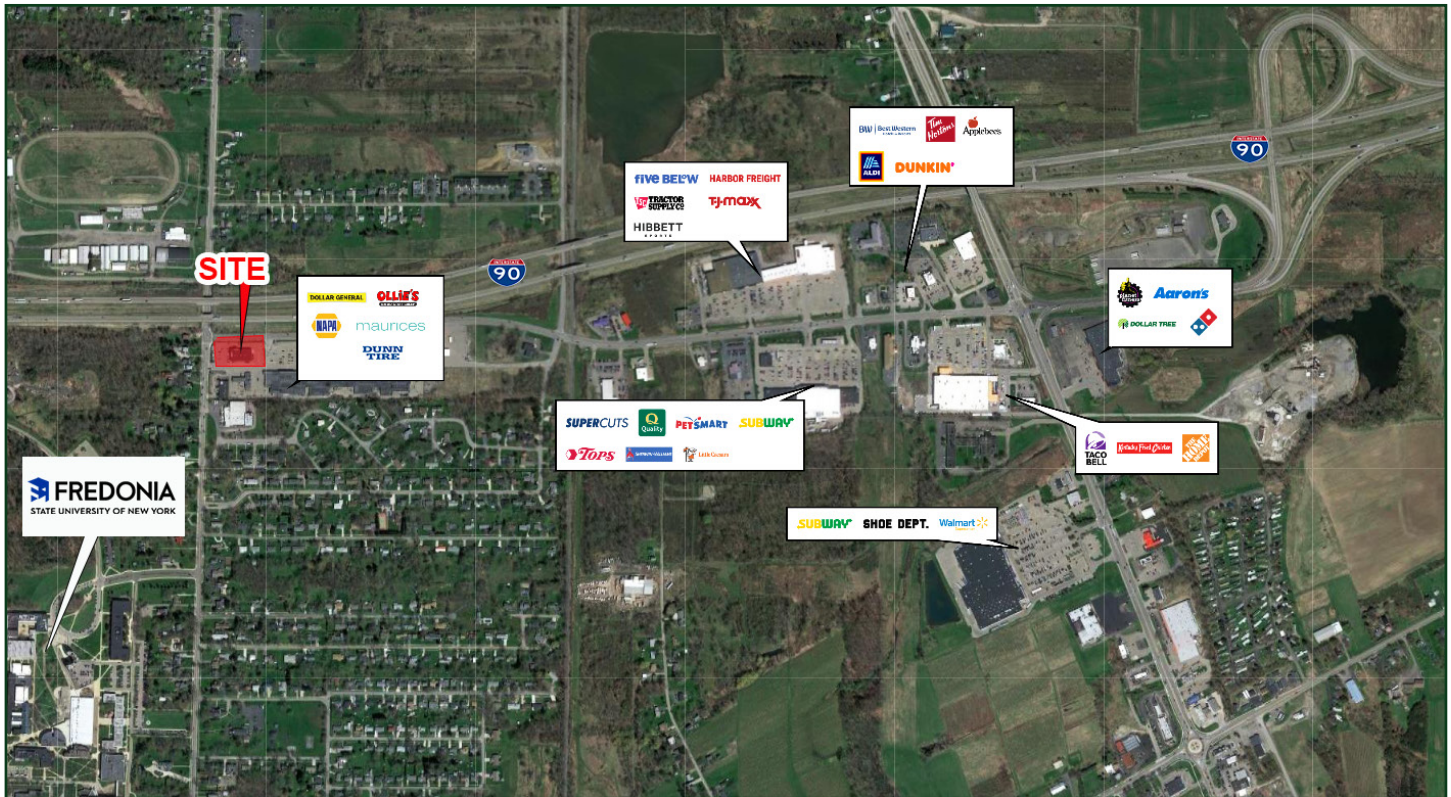
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MARKET AERIAL



LOCATION MAP

