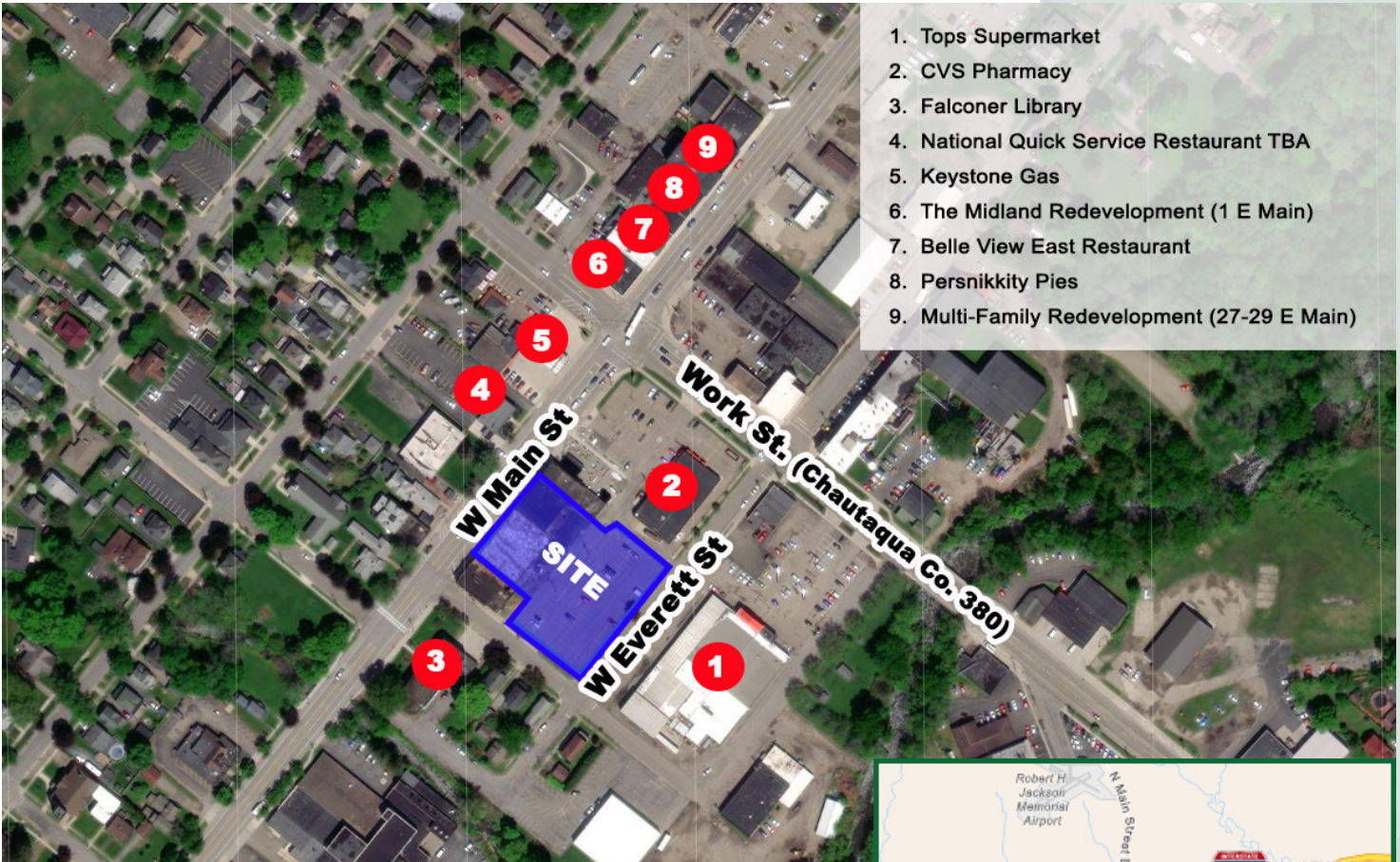


# FOR SALE

## Falconer Village Center Development Site

21-37 West Main Street and West Everett Street, Falconer, NY 14733



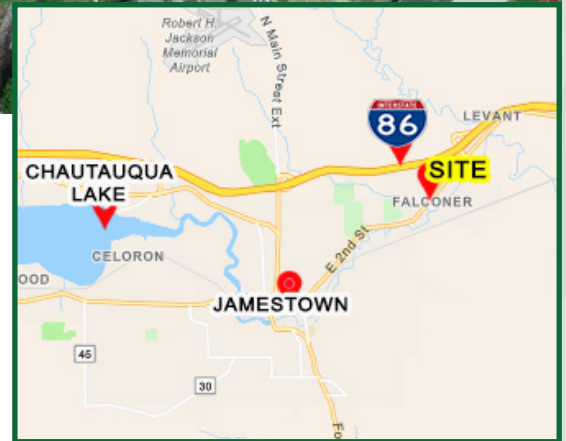
### PROPERTY HIGHLIGHTS

- 160 feet of frontage on Main Street, approx. one acre
- At second busiest intersection in Chautauqua County
- Suitable for a wide range of retail, multifamily, and commercial uses
- 7 minutes to...Jamestown, National Comedy Center, Lucille Ball/ Desi Arnaz Museum, and Roger Tory Peterson Institute
- Two minutes to I-86 Southern Tier Expressway
- The Village of Falconer is enjoying renewed investment and redevelopment
- All utilities at site

### Traffic Counts:

W Main St: 9,550 average daily vehicle count

Work St: 8,114 average daily vehicle count



**HANNA**  
COMMERCIAL REAL ESTATE  
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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.

**Paula Blanchard**  
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