

## 113,146 SQ.FT. RETAIL SPACE AVAILABLE FOR SALE OR LEASE

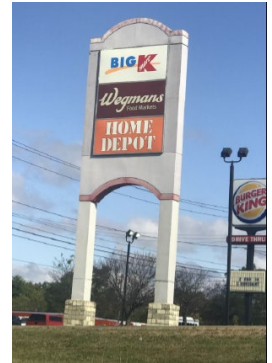
FORMER K-MART

### BUILDING FEATURES

GLA/Building Size	113,146 ± Sq. Ft.
Lot Size	14.2 ± Acres

### Property Highlights

- Shared Parking Lot with Wegmans and Home Depot, Located in the Heart of the Primary Retail Trade Area
- Signalized Main Entrance with Pylon Signage
- Truck Dock (2) Loading
- Minutes from the Chautauqua Mall (432,861 GLA)
- Strong Traffic Counts
- Nearby Retailers Include: Wegmans, Home Depot, Walmart, TJ Maxx, Michaels, Runnings, JC Penney, Petsmart, Aldi, Raymour & Flanigan, Starbucks, Verizon



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Population	24,020	44,964	61,667
Avg Household Income	\$57,433	\$55,747	\$58,460

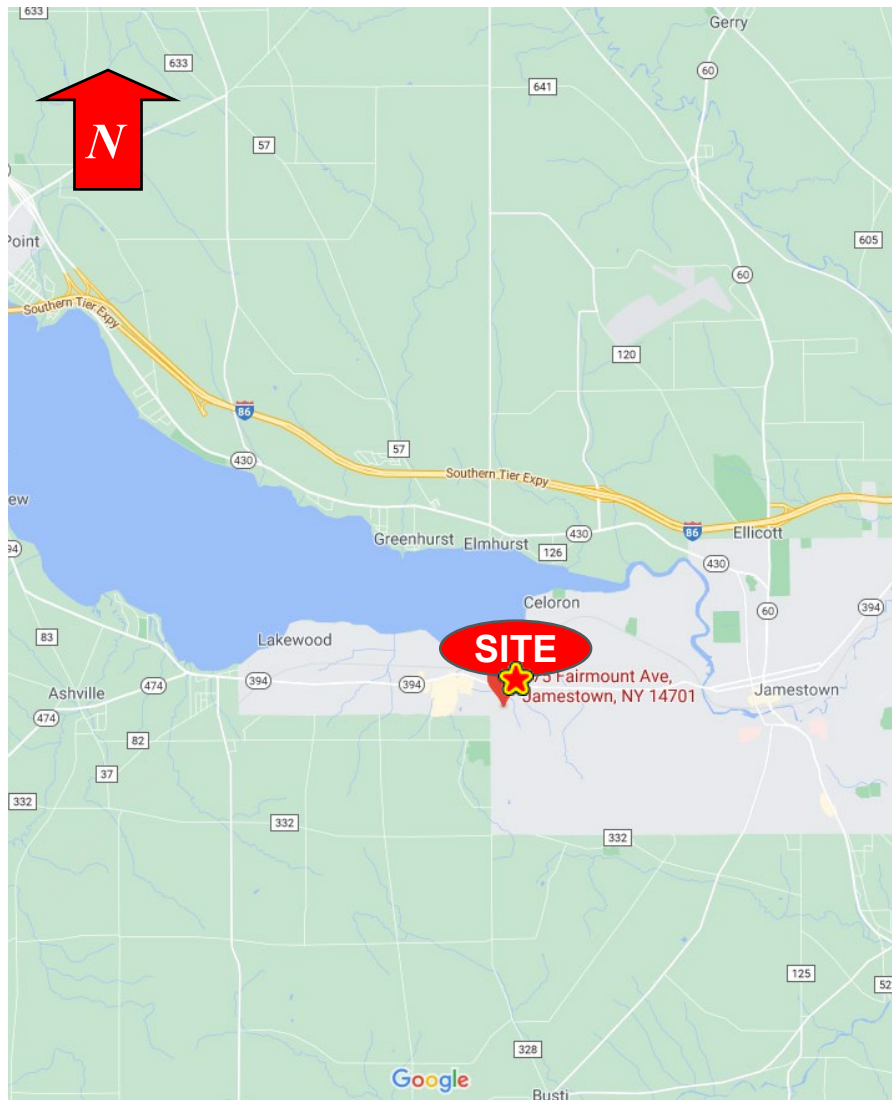
### TRAFFIC COUNT

Fairmount Avenue	20,870 AADT
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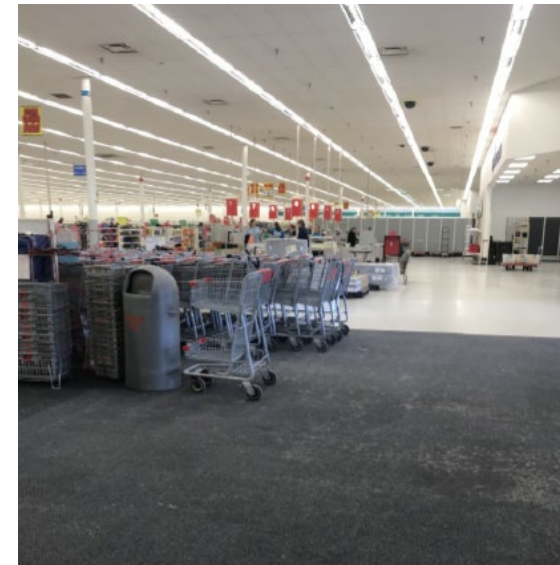
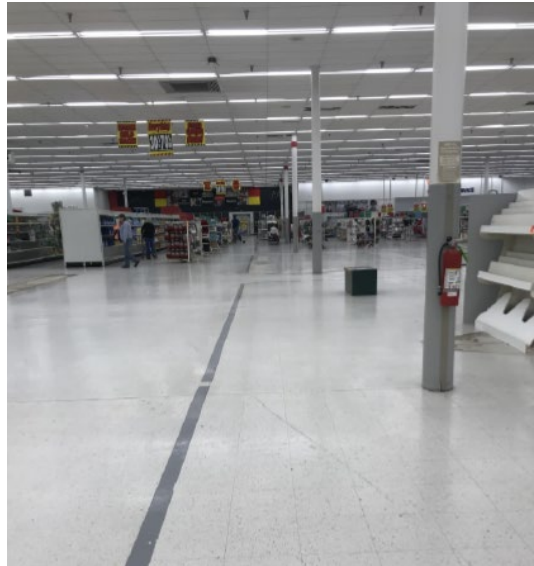
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Location Map



Interior Photos





Retail Aerial





Retail Market Proximity Map