

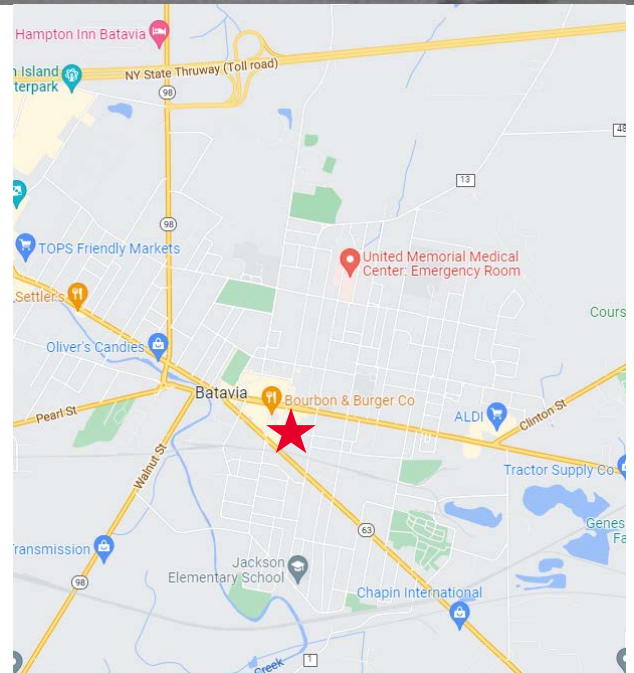


**Property Highlights**

- 38,524± SF Former JCPenney
- Anchor building Neighborhood Center located in the central business district downtown Batavia
- Multiple new development projects under way
- Population of 23,000 within 5 miles
- Largest trade area between Buffalo and Rochester

**Space Details**

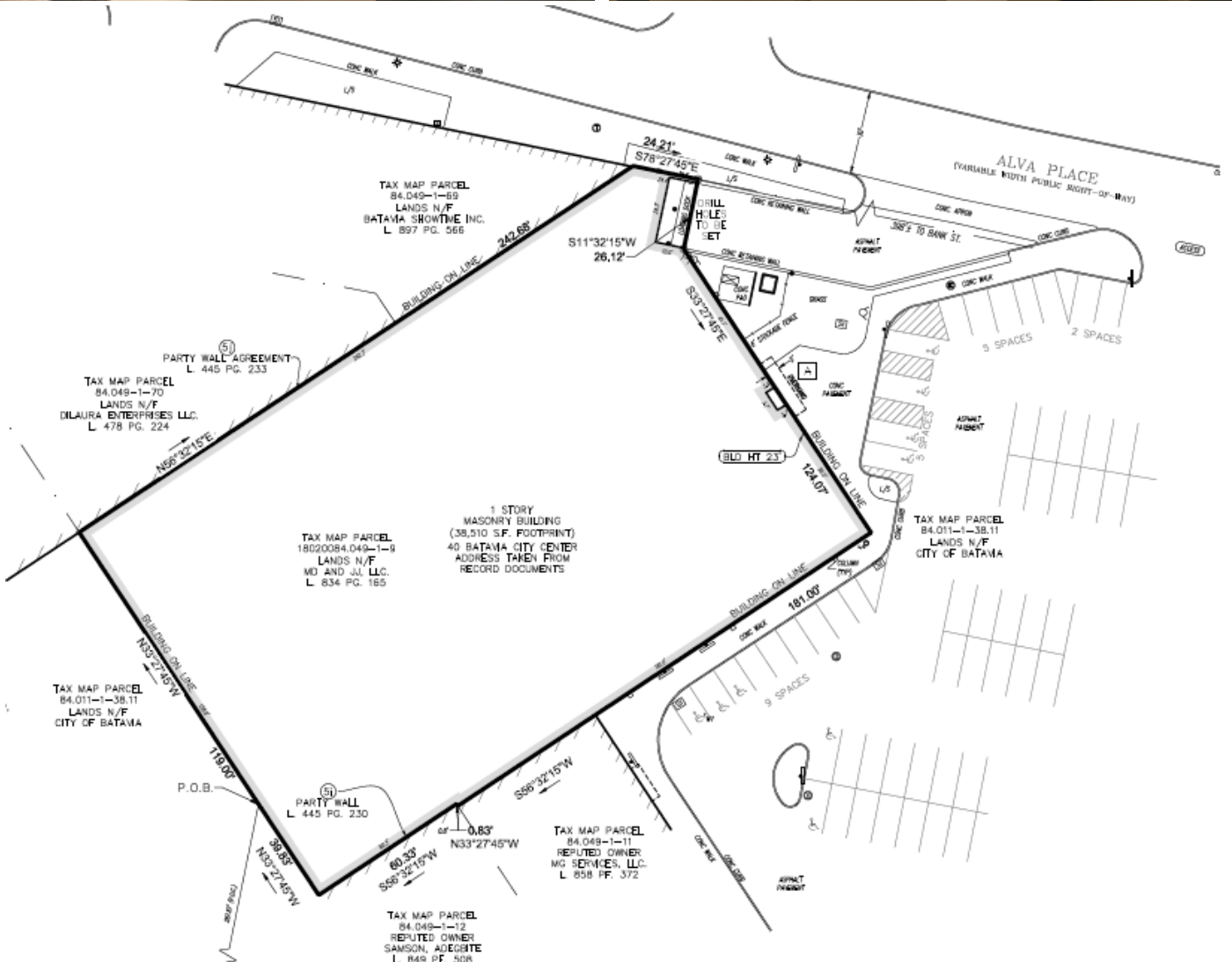
Space Available	38,524± SF
Lease Rate:	\$8.00 psf, NNN
Sales Price:	\$1,200,000



For more information, please contact:

**Jonathan Maurer**  
**Real Estate Salesperson**  
 +1 585 248 9426  
 jmaurer@pyramidbrokerage.com

370 Woodcliff Drive  
 Fairport, New York 14450  
 +1 585 248 9426  
 pyramidbrokerage.com



*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance  
 Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.*

