

# Brickhouse Commons

1104 Main Road, Pembroke, NY



## Total of 6,020 ± Sq. Ft. Retail Spaces For Lease

Building Features	
Total Building Size	12,250 ± Sq. Ft.
Space Available	Space 1: 3,000 ± Sq. Ft. Space 2: 1,500-3,020 ± Sq. Ft.
Parking	On-site

### Property Highlights

- Brand new retail spaces for lease in Brickhouse Commons 6-unit mixed-use building
- 3,000 Sq. Ft. endcap space featuring a drive-thru window
- 1,500 – 3,020 Sq. Ft. endcap and/or in-line space
- New construction, first floor endcaps featuring large windows for natural lighting & dedicated parking for retail tenants
- Highly visible from Main Road
- Within walking distance from Pembroke Junior High School
- Conveniently located 0.8 miles from I-90 Pembroke Exit
- Approximately 5 miles from Six Flags Darien Lake & Campground
- Easy access from NY RT-5
- Major throughfare from Akron, Clarence, Corfu, & Pembroke to I-90
- Ideal for: Coffee shop/ café, sit-down restaurant, brewery, quick service/takeout restaurants, real estate office, insurance office, convenience store

Demographics	3 Mile	5 Miles	10 Miles
Population	3,027	8,504	37,431
Average H.H. Income	\$95,181	\$94,662	\$100,981



Traffic Counts	
Main Road	6,309 AADT
Allegheny Road	6,911 AADT

### Contact

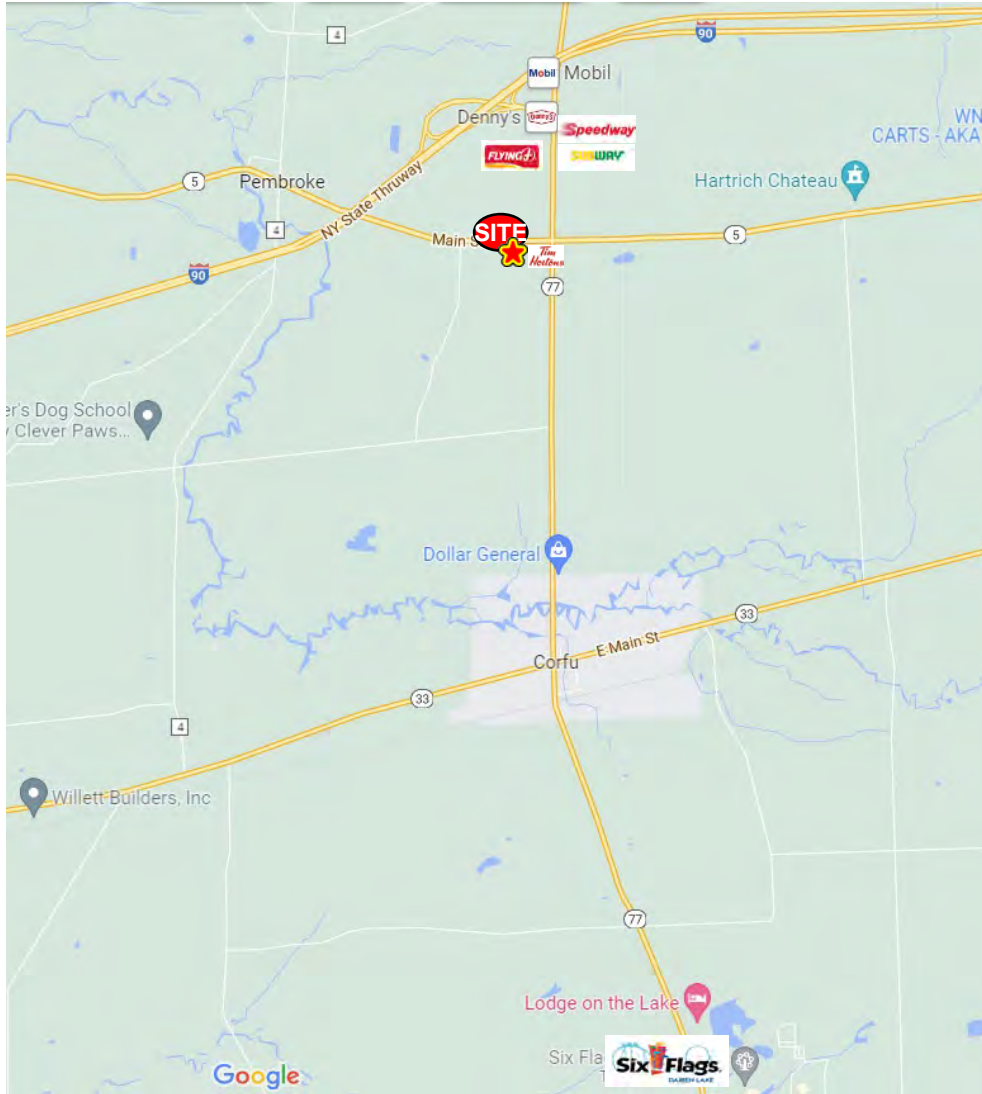
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# RETAIL | FOR LEASE

## 1104 Main Road | Pembroke, NY



Location Map



Aerial

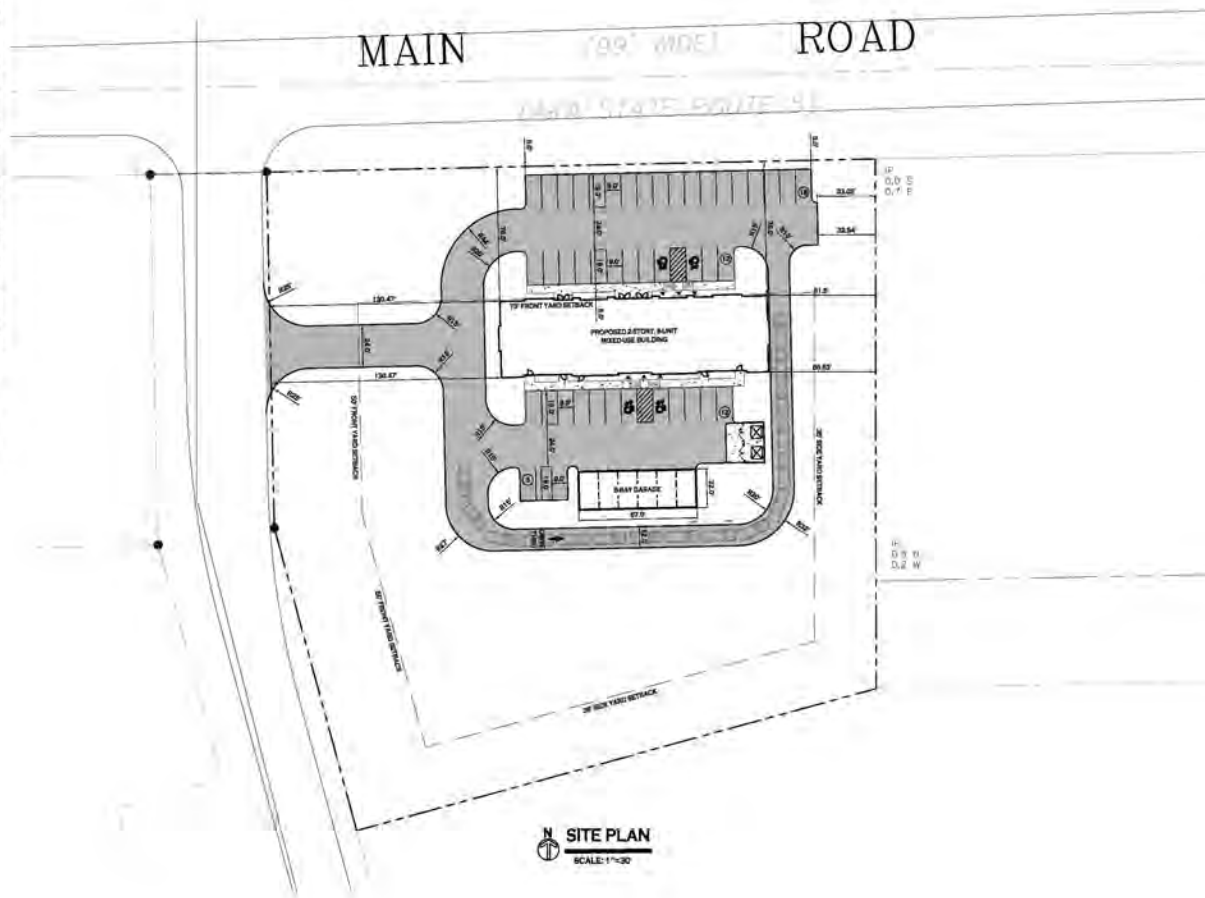


# RETAIL | FOR LEASE

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ALL DIMENSIONS AND SPACING SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.



**SITE PLAN**  
SCALE: 1"=40'

SITE DATA		
SITE AREA = 2.884 ACRES		
ZONED: INTERCHANGE DISTRICT (INT)		
PROJECT: JEFFREY SAINT WOOD USE BUILDING		
STRUCTURE BUILDING	REQUIRED	PROPOSED
FRONT	75.00 FT	50.0 FT MIN
WIDE	30 FT	30.0 FT MIN
REAR	30 FT	N/A
MAX. HEIGHT	300 FT MAX	100 FT
ALLOWED IN TYPE	40 SPACES	40 SPACES + 8 GARAGES
REQUIRED HEIGHT	30 FT MAX	100 FT
SETBACKS	300 MAX. 50' AC	100 FT

PARKING CALCULATION	
"RETAIL"	
1 SPACE PER 200 SF	
4,500 SF / 200 = 22 SPACES	
"APARTMENTS"	
3 SPACES PER 3 DWELLING UNITS	
10 UNITS / 3 = 3.33 SPACES	
<b>TOTAL = 43 SPACES</b>	

- GENERAL NOTES:**
- INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
  - INSTALLATIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND USE OF EQUAL OR BETTER QUALITY TO WHAT IS SPECIFIED.
  - WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
  - VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER'S ENGINEER OF DISCREPANCIES IN CONDITIONS BEFORE PROCEEDING WITH THE WORK.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
  - CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
  - CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THE WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
  - ALL OTHER PERMITS REQUIRED BY STATE OF NEW YORK, COUNTY OF GENESSEE, AND TOWN OF PEMBROKE ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/OWNER.
  - SITE CONTRACTOR TO SUPPLY AND INSTALL ALL SITE SIGNAGE.

- NOTE:**
- ALL DIMENSIONS SHALL BE 0' UNLESS OTHERWISE NOTED.
  - ALL DISTURBED AREAS SHALL HAVE 6" MIN. OF TOPSOIL AND SEED.
  - ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
  - EXISTING ENTRANCE SIDEWALKS ON DOOR OPENINGS.
  - BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

**SITE LEGEND**

PROPERTY LINE	---
PROPOSED CONCRETE CURB	=====
PROPOSED CONCRETE PAV./WOODPAV.	▨
PROPOSED ASPHALT PAVEMENT	▩
PROPOSED SIGN	⊕
PROPOSED PARKING NUMBER	⊙
PROPOSED LIGHT POLE	⊙

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHER CARMINA WOOD MORRIS, D.P.C. ALLIANCE HAS NO RESPONSIBILITY FOR ITS ACCURACY.



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Revisions:	Date
No. Description	

PROJECT NAME:  
**Brickhouse Commons**  
 Site Development Plans for  
 NYS Route 77  
 Town of Pembroke, NY, Genesee County

DRAWING NAME:  
**Site Plan**

DRAWING NO.  
**C-100**  
 Project no: 20 058

Site Plan