

FOR SALE

10376 Bennett Road Fredonia, New York 14063



26,600 ± SF RETAIL / INDUSTRIAL OPPORTUNITY

Building Features

Space Available	26,600 ± Sq. Ft.
Lot Size	1.4 ± Acres
Zoning	B2: Highway Business (Town of Pomfret)

Property Highlights

- Fredonia, NY former Valu Home Center available for sale
- Approximately 50 parking spaces on-site
- Located off signalized intersection of E Main Street and Bennett Road, the main throughfare in Fredonia, NY
- One dock level door and one grade level door
- 13' – 15' ceiling heights
- Proximate to SUNY Fredonia and all regional and national retailers in the market
- Ideal for: hardware/paint store, pet store, florist shop, grocery store, furniture/appliance store, animal hospital, feed & seed shop

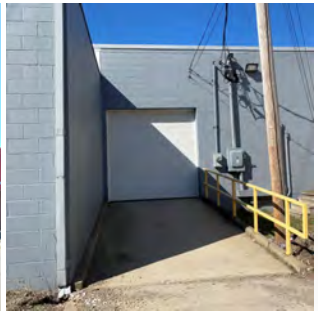
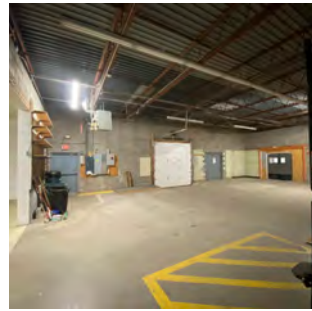
Demographic	1 Mile	3 Miles	5 Miles
Population	1,463	23,410	27,236
Average H.H. Income	\$89,167	\$71,134	\$72,829

Traffic Counts	
Bennett Road	23,506 AADT
E Main Street	10,199 AADT

Contact

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Former Valu Home Center For Sale



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FOR SALE

10376 Bennett Road | Fredonia, NY



Location Map



Tax Map

FOR SALE

10376 Bennett Road | Fredonia, NY



Aerial

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