

636 Main Street

Arcade, NY 14009



OFFERING SUMMARY

Sale Price:	\$179,900
Available SF:	3,784 SF
Lease Rate:	\$2,500.00 SF/yr (NNN)
Lot Size:	0.52 Acres
Year Built:	1973
Building Size:	3,784 SF
Zoning:	R3
Price / SF:	\$47.54

PROPERTY OVERVIEW

Available for Sale or Lease. 3,784 square foot free standing building with ample paved parking. Large pole sign at the road. Conveniently located on the highly trafficked main thoroughfare in the charming town of Arcade. Traffic count of 14,994 vehicles per day on Main St.

LOCATION OVERVIEW

This property is located directly across from Koike Aronson, the areas largest employer, and next to Tops Friendly Super Markets Plaza. Arcade is a central shopping destination for surrounding rural communities and home to the historic Arcade and Attica Railroad.

PROPERTY HIGHLIGHTS

- Ample Parking
- Great Visibility
- Good Signage
- Adaptable to Many Uses
- Centrally Located
- Adjacent to Tops Supermarket Plaza



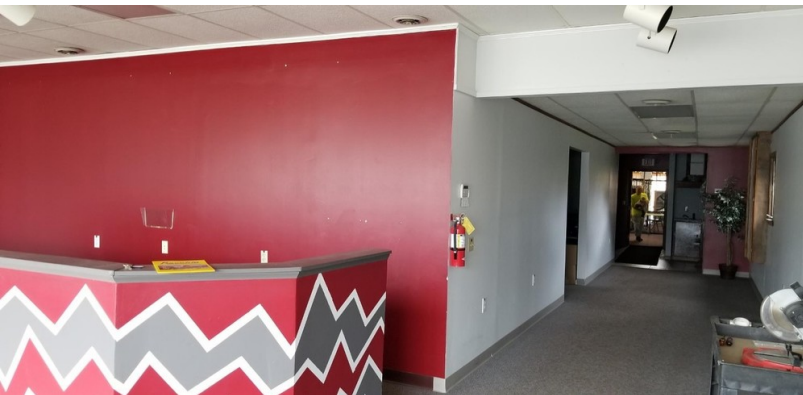
RICK RECCKIO
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4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

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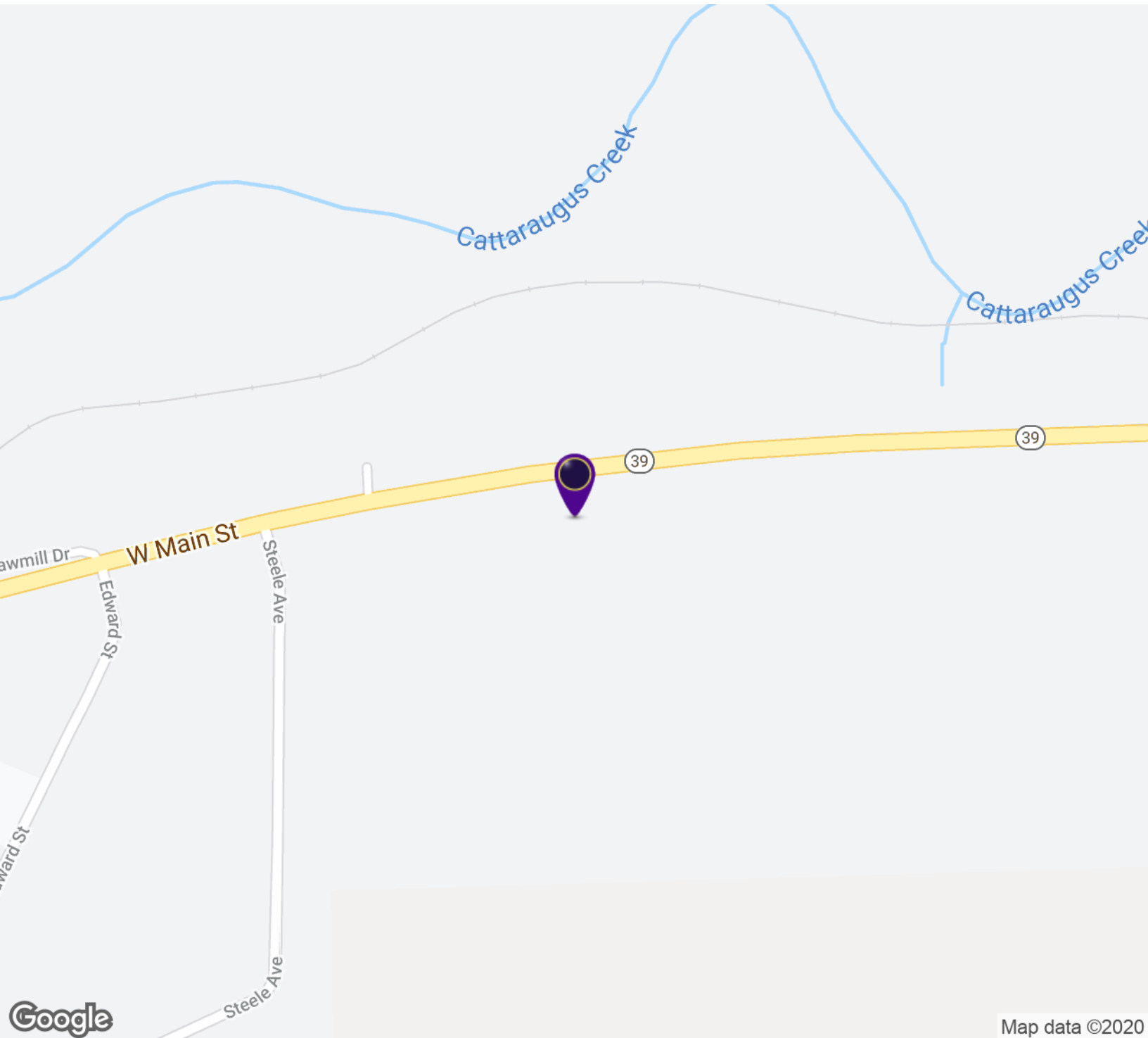
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NY & PA Licensed Broker

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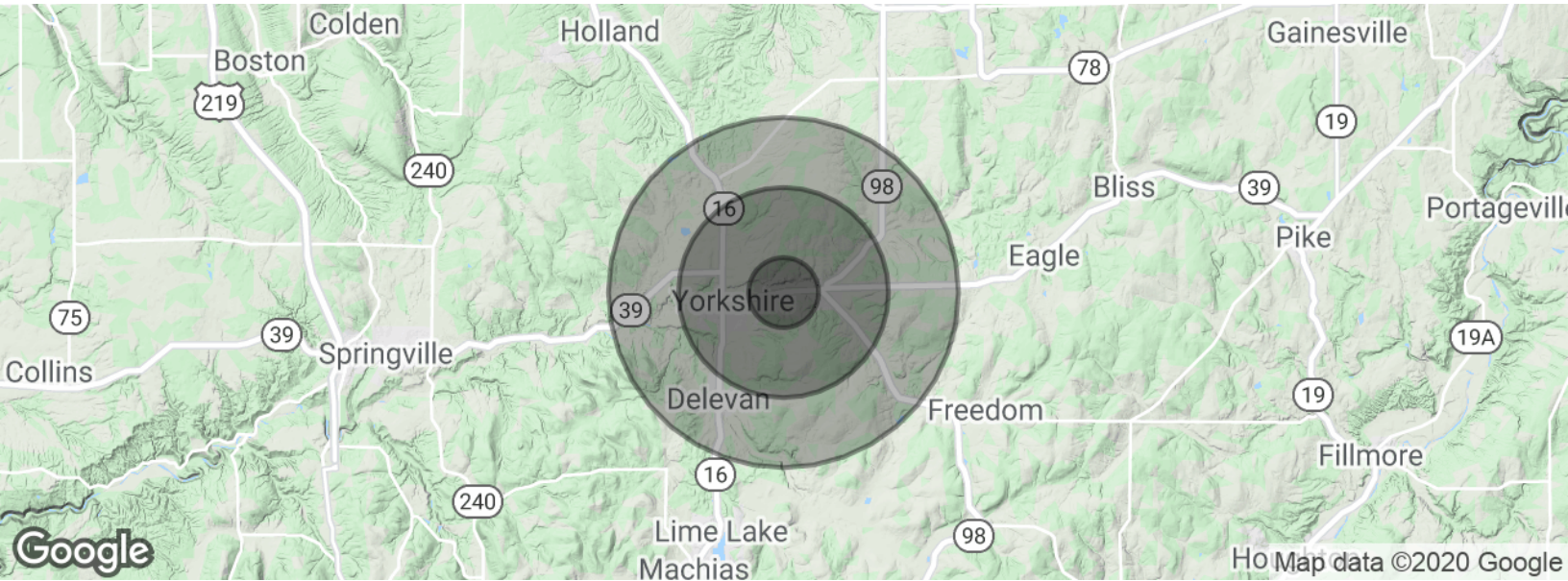
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,703	44,461	78,047
Median age	35.3	37.6	39.4
Median age (Male)	33.1	34.5	37.2
Median age (Female)	37.8	39.7	40.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,212	16,178	27,748
# of persons per HH	2.8	2.7	2.8
Average HH income	\$63,784	\$86,345	\$96,254
Average house value	\$378,382	\$428,462	\$470,228

* Demographic data derived from 2010 US Census



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