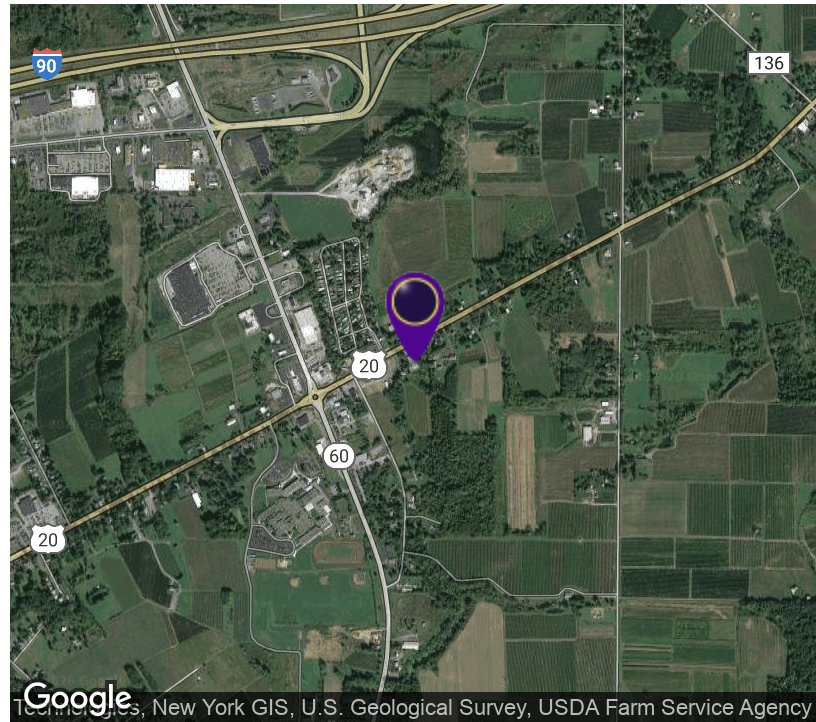


3721 -3725 E. Main Street

Dunkirk, NY 14048



OFFERING SUMMARY

Sale Price: \$975,000

Lot Size: 10.4 Acres

Price / SF: \$2.15

PROPERTY OVERVIEW

Property has 372' of frontage, 10.4 total acreage, 3 buildings, on property, all rented. The property sits directly across the street from where the new regional hospital is to be built, starting spring 2018. Water and sewer will be available in spring of 2018, water and sewer currently. 700' west of this site. Over 8 acres of open land behind the 3 buildings for redevelopment. Three rental buildings consist of a 9,800 square foot Sears store, house and a used car dealership. Would be great for a medical park or multi-use with apartments directly across from the new Hospital. Potential to buy out the 1st mortgage and become a partner if interested.

LOCATION OVERVIEW

Located approximately 1.5 miles off on I-90 New York State thruway off of exit 59 NY-60 toward Dunkirk / Fredonia. Just east of the intersection of RT 60 & E. Main Street.

PROPERTY HIGHLIGHTS

- On 10.4 Acres
- One Dock
- Includes 3 Buildings for Redevelopment
- Commercial Zoning
- Excellent Location
- 1/4 mile east of RT 60

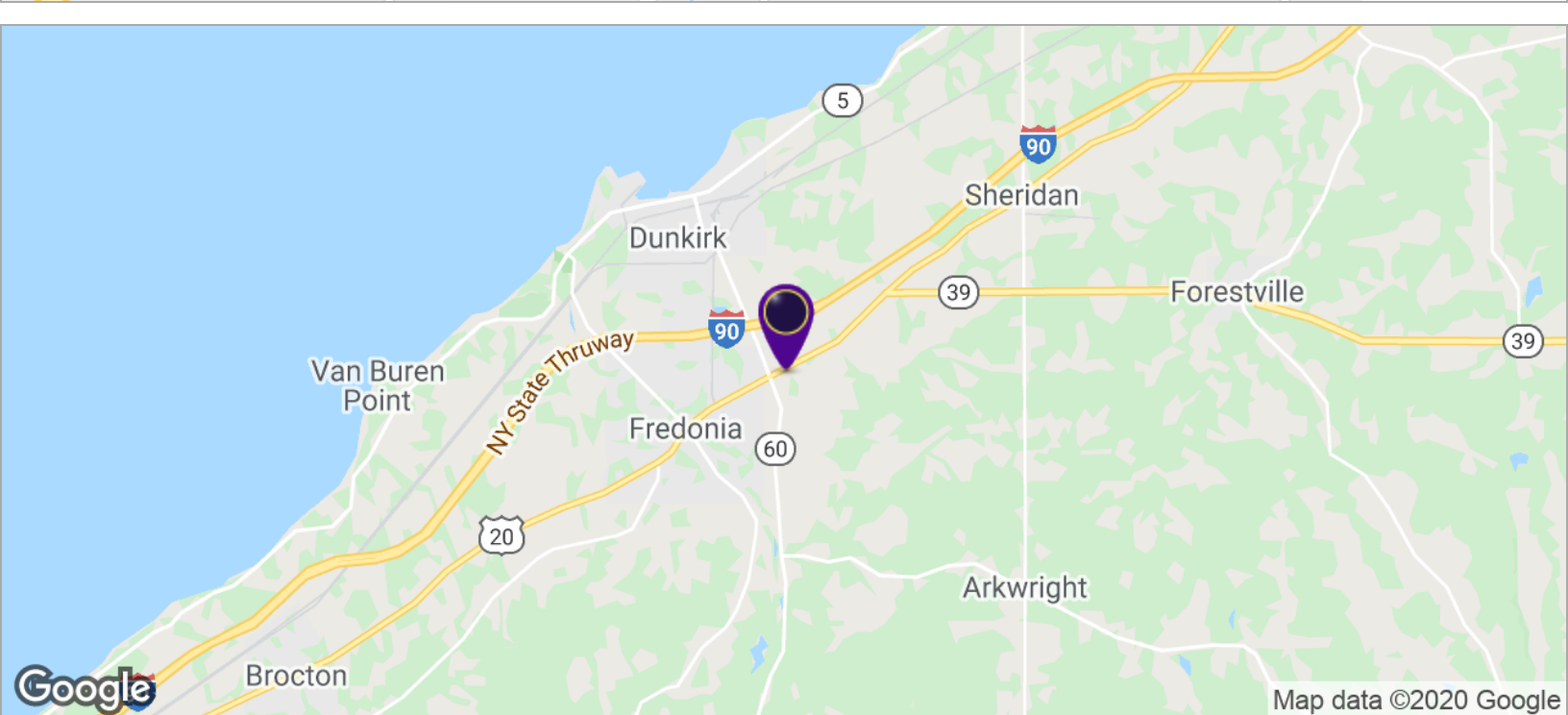
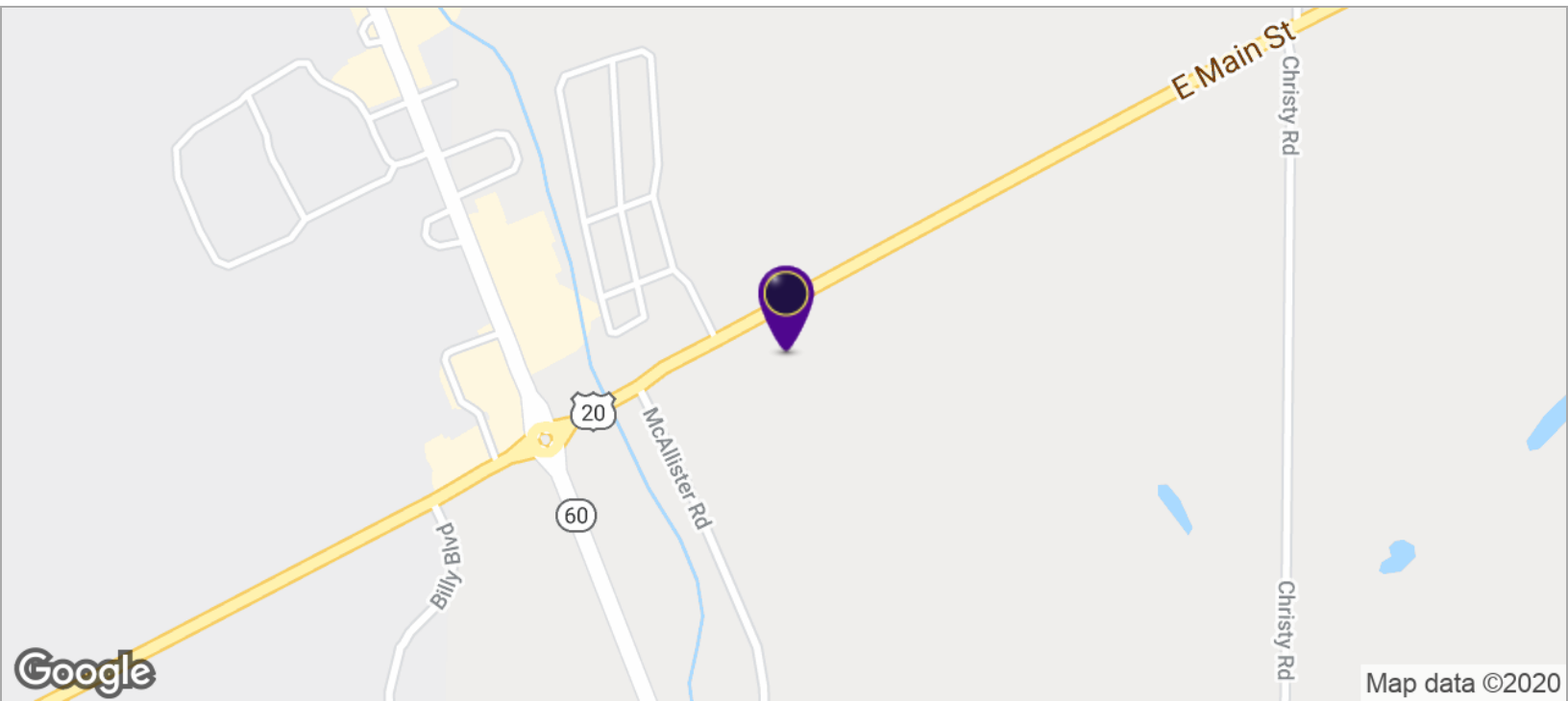


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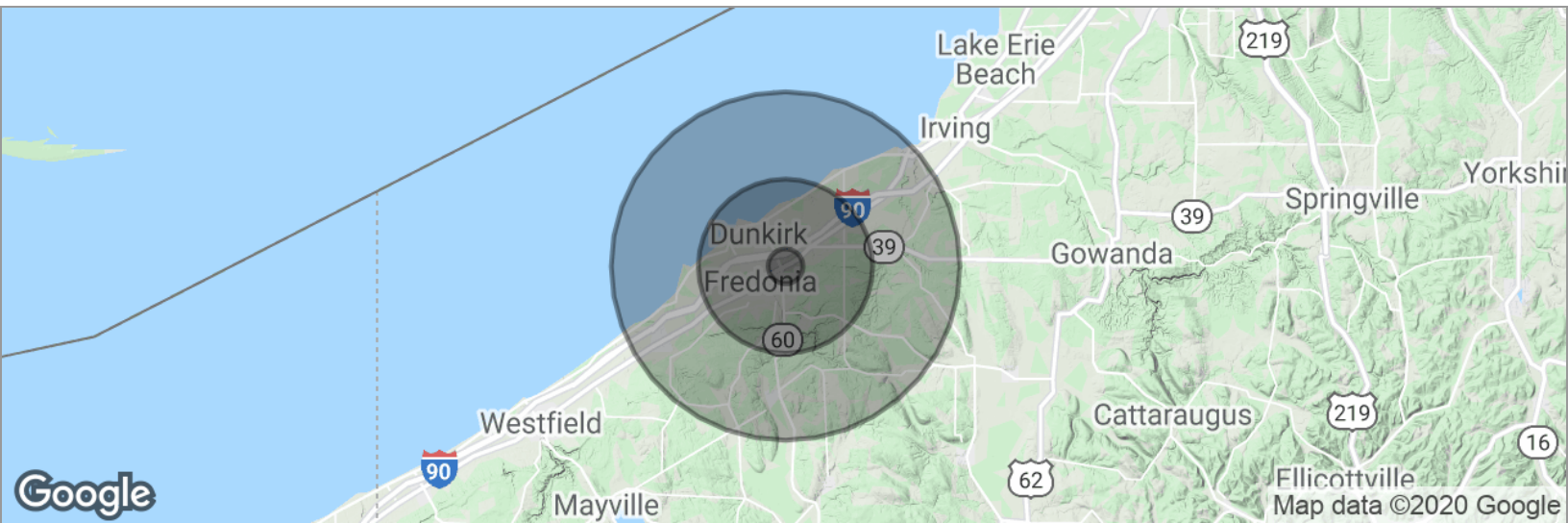
3721-3725 E. Main Street

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3721-3725 E. Main Street

Dunkirk, NY 14048



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	201	24,002	40,749
Median age	48.1	35.6	38.5
Median age (Male)	49.4	34.3	36.7
Median age (Female)	47.3	37.5	40.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	84	9,721	16,397
# of persons per HH	2.4	2.5	2.5
Average HH income	\$61,947	\$45,605	\$50,615
Average house value	\$141,825	\$117,498	\$121,236

ETHNICITY (%)

	1 MILE	5 MILES	10 MILES
Hispanic	5.0%	14.5%	9.7%

RACE (%)

	1 MILE	5 MILES	10 MILES
White	95.0%	89.3%	91.4%
Black	0.0%	1.6%	2.2%
Asian	1.5%	1.3%	1.2%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	1.2%	0.8%
Other	2.0%	3.6%	2.4%

* Demographic data derived from 2010 US Census



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