

FRANKLIN PLAZA

35 Franklin Plaza
Dansville, NY 14437



PROPERTY DESCRIPTION

Multiple spaces available for lease, including an end cap space in a grocer-anchored shopping center. Spaces range in size from 1,485 SF to 1,845 SF, and are in excellent condition. One space is available in the building with the Tops grocer attached to it, and the other two spaces are in the secondary building in the plaza.

LOCATION DESCRIPTION

Franklin Plaza is located in the town of Dansville, NY, which is located in the Finger Lakes region of Upstate New York. Dansville is approximately one hour south of Rochester, NY. Dansville is connected to surrounding communities via I-390, a limited access highway. Franklin Plaza has visibility from I-390, and is located less than half a mile from the on/off ramps. Nearby retailers include Tops, Rent-A-Center, Dollar Tree, Big Lots, Tractor Supply Co., Taco Bell, McDonalds, Arby's, Dunkin', Burger King, Walgreens, Advance Auto Parts, and Save A Lot.

PROPERTY HIGHLIGHTS

- Pylon Sign
- Dedicated turn lanes into plaza
- Plaza anchored by largest grocer in the market
- Tops Gas Station is additional generator in plaza

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,485 - 1,845 SF
Lot Size:	22.2 Acres
Building Size:	74,610 SF



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 3	Available	1,485 SF	NNN	Negotiable	Inline Space
Suite 6	Available	1,845 SF	NNN	Negotiable	Endcap Space
Suite 9	Available	1,500 SF	NNN	Negotiable	Inline Space



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