PRO-MAY MALL

510 West Union Street
Newark, NY 14513

DONOVAN REAL ESTATE SERVICES

PROPERTY DESCRIPTION

Two spaces available for lease in the Pro-May Mall. The former Family Dollar is located in the back of the proprety, and there is available space in the front strip building that is closer to Union Road. Both buildings have access via Union Street and Miller Street, and there is available pylon signage on the Wendy's pylon as well.

LOCATION DESCRIPTION

The available spaces are located in Newark, a small town in Wayne County, which is on the eastern edge of the Rochester MSA. Nearby retailers include Wegmans, Wendy's, McDonald's, Tim Hortons, Burger King, Citizens Bank, Walgreens, Advance Auto Parts, and Sherwin Williams. Pro-May Mall is located across the street from Newark Plaza, which is anchored by Wegmans. Co-tenants in the Plaza include Secor Home & Hardware and Rent-A-Center.

PROPERTY HIGHLIGHTS

- Located in Opportunity Zone
- Pylon Sign
- Access from Union and Miller Streets
- Located in Newark's largest commercial area

OFFERING SUMMARY

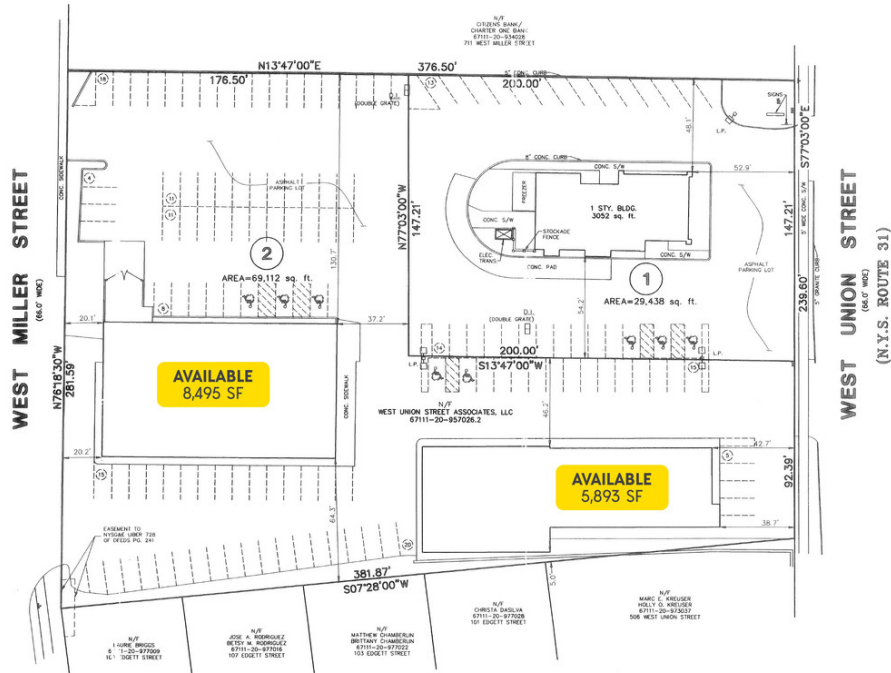|	
Lease Rate:	Negotiable
Available SF:	5,893 - 8,495 SF
Lot Size:	2.48 Acres
Building Size:	25,365 SF

Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
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NY #10491202934

RETAILBROKERS NETWORK

DONOVAN
REAL ESTATE SERVICES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,893 - 8,495 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Old Family Dollar	Available	8,495 SF	NNN	Negotiable	-
Front Strip Plaza	Available	5,893 SF	NNN	Negotiable	-

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N MAIN ST 7,626 AADT

W SHORE BLVD 2,232 AADT

Tim Hortons SUBWAY SHERWIN-WILLIAMS

Walgreens

McDonald's Advance Auto Parts

MARATHON

NAPA

DUNKIN'

AT&T metro by T-Mobile Gulf

E UNION ST 9,246 AADT

MONRO AUTO SERVICE and TIRE CENTERS

BURGER KING Speedway Wendy's

Citizens Bank

**AVAILABLE
8,495–5,893 SF**

W UNION ST 10,270 AADT

W MILLER ST 6,021 AADT

Pizza Hut

save a lot

RITE AID

DOLLAR GENERAL

Community Bank N.A.

Community Bank N.A.

Wegmans

R&C Do it Best

S MAIN ST 5,031 AADT

RETAILBROKERS
NETWORK

SUBWAY

Tim Hortons

SHERWIN-WILLIAMS

Walgreens

McDonald's

Advance Auto Parts

MONRO
AUTO SERVICE and TIRE CENTERS

W UNION ST 10,270 AADT

BURGER KING

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Wendy's

AVAILABLE
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Wegmans

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Do it Best

RAC · APPLIANCES · ELECTRONICS · FURNITURE · COMPUTERS · Rent-A-Center

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RETAIL BROKERS NETWORK

		3 MILE	5 MILE	7 MILE
POPULATION	**2020 Estimated Population**	**11,671**	**16,586**	**34,144**
	2025 Projected Population	11,124	15,892	33,339
	2010 Census Population	12,336	17,553	36,044
	2000 Census Population	12,833	18,312	36,812
	2020 Median Age	**42.2**	**43.5**	**43.1**
HOUSEHOLDS	2020 Estimated Households	5,003	6,994	14,534
	2025 Projected Households	4,877	6,854	14,552
	2010 Census Households	4,980	6,972	14,511
	2000 Census Households	4,977	6,917	14,187
INCOME	2020 Estimated Average Household Income	$70,032	$72,139	$73,401
	2020 Estimated Median Household Income	**$53,158**	**$55,889**	**$56,276**
	2020 Estimated Per Capita Income	$30,332	$30,736	$31,457
EDUCATION	2020 Estimated Some College	21.2%	20.2%	20.0%
	2020 Estimated Associates Degree Only	13.1%	12.1%	13.2%
	2020 Estimated Bachelors Degree Only	12.2%	12.5%	12.1%
	2020 Estimated Graduate Degree	8.0%	8.2%	8.9%
	2020 Estimated College Educated	**54.5%**	**53.1%**	**54.2%**
BUSINESS	2020 Estimated Total Businesses	638	772	1,534
	2020 Estimated Total Employees	**10,860**	**12,783**	**20,665**
	2020 Estimated Employee Population per Business	17.0	16.6	13.5
	2020 Estimated Residential Population per Business	18.3	21.5	22.3

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