



FOR LEASE

Dunkin' Anchored Retail Strip Plaza

1873 State route 104, Ontario, NY 14519

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Offering Summary

Lease Rate:	\$14.50 SF/yr (NNN)
Building Size:	6,164 SF
Available SF:	1,395 - 43,560 SF
Lot Size:	5.01 Acres
Year Built:	2016
Zoning:	BT
Market:	Ontario
Submarket:	Ontario
Traffic Count:	21,309

Property Overview

1.0 acre of land available for development or out-parcel opportunity. Adjacent the newer retail plaza with Dunkin' (Plaza NOT included in this Sale). Site plan available!
&
Up to +/- 4,200 SF of Retail Space Available For Lease! \$14.50 PSF NNN
Brand New Build in a prime location on State Route 104 with great frontage.
1395 SF up to 4200 SF available.

Property Highlights

- State Route 104 Frontage
- Easy Ingress & Egress
- Adjacent to new development with Dunkin Donuts as an anchored tenant!
- Heavy Traffic County
- Great Visibility

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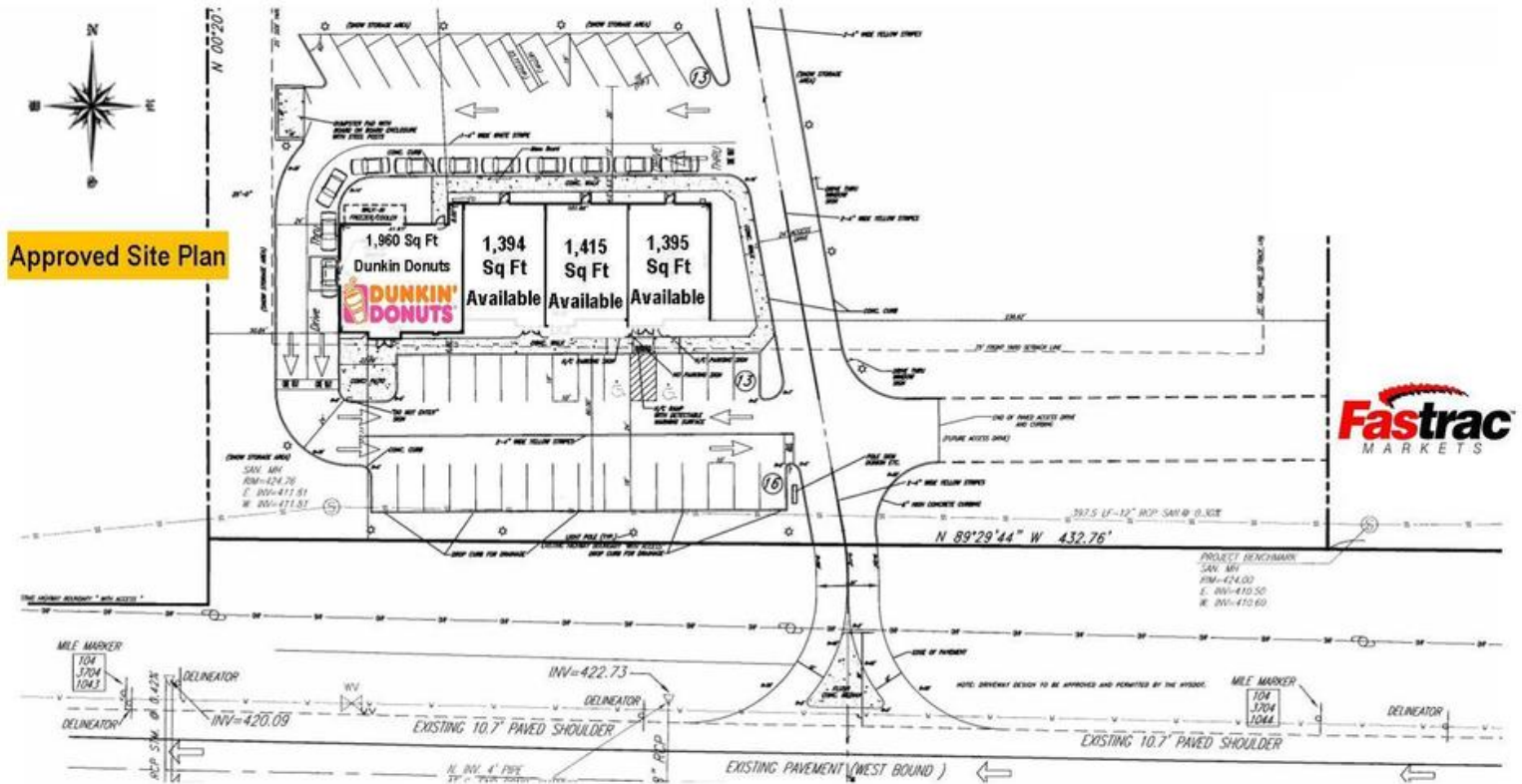
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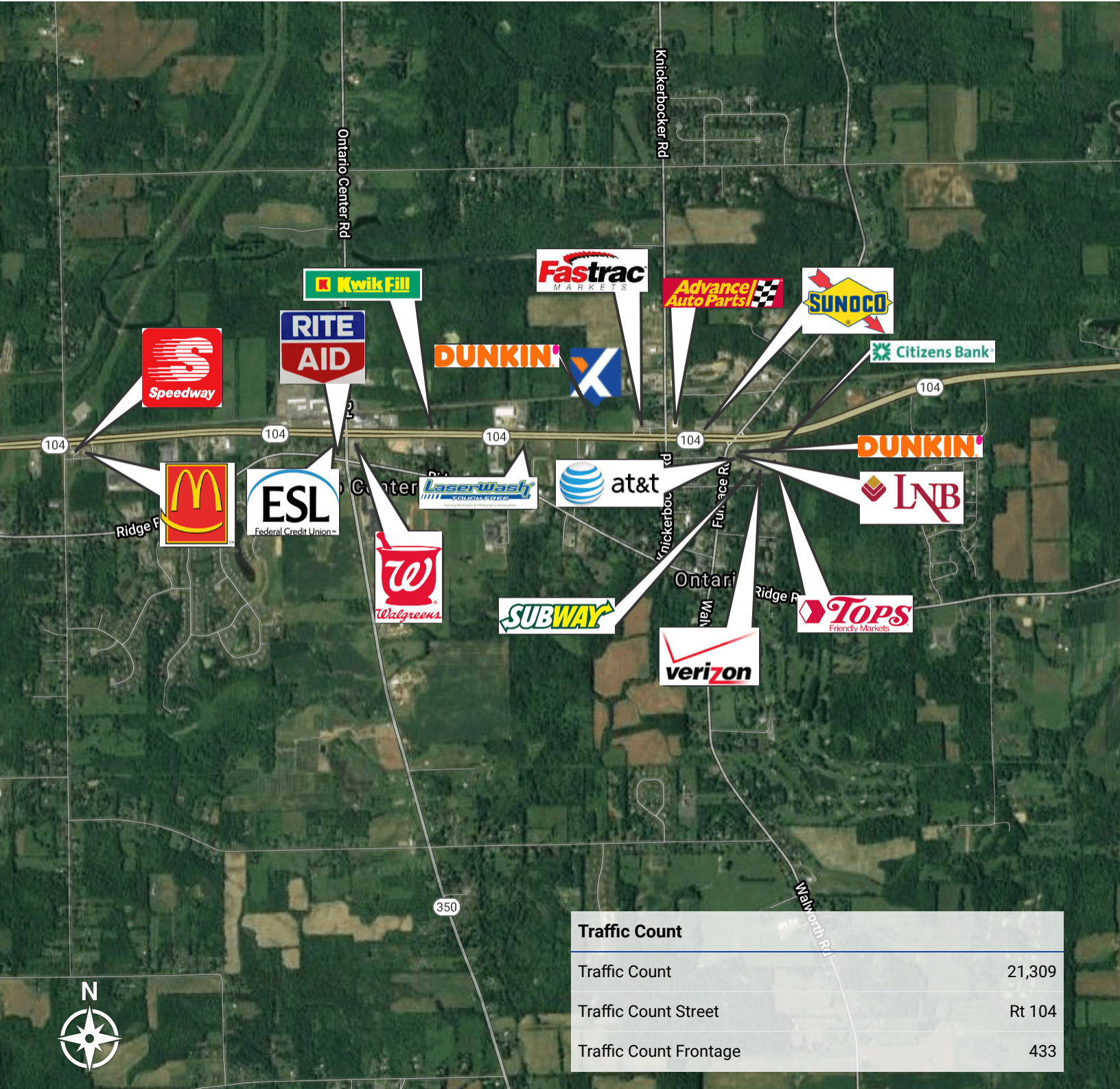
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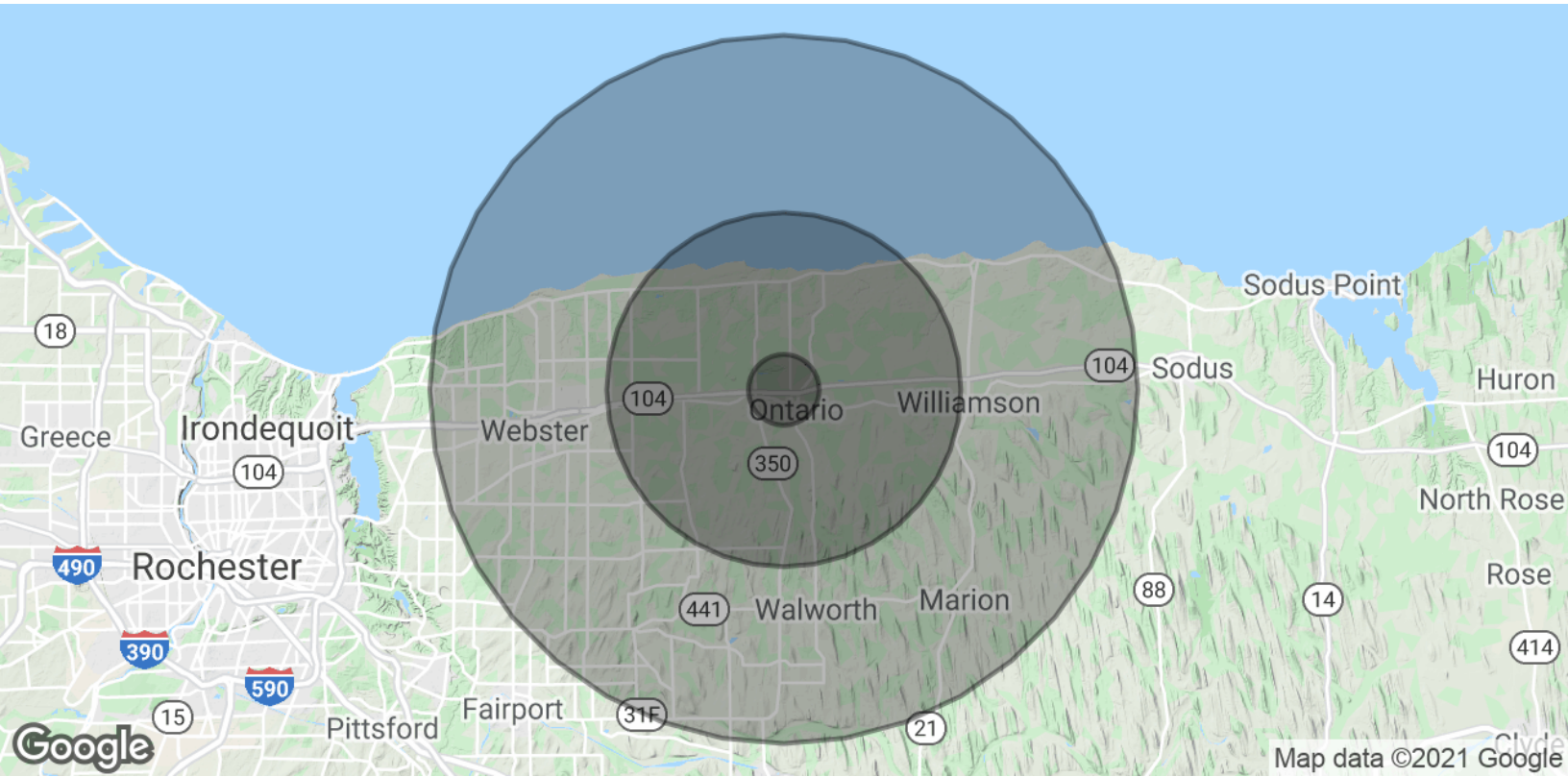
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Population	1 Mile	5 Miles	10 Miles
Total Population	1,116	19,627	72,583
Average age	39.6	40.1	39.7
Average age (Male)	38.0	39.3	38.7
Average age (Female)	40.9	40.9	40.3
Households & Income	1 Mile	5 Miles	10 Miles
Total households	424	7,255	27,293
# of persons per HH	2.6	2.7	2.7
Average HH income	\$70,720	\$73,899	\$76,322
Average house value	\$136,702	\$140,065	\$168,168

* Demographic data derived from 2010 US Census

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