



**FOR LEASE**

**CENTRALLY LOCATED RETAIL SPACE IN NEIGHBORHOOD PLAZA**

**Property Highlights**

- Multiple suites available in 175,000sf neighborhood plaza
- Build-to-suit outparcel opportunity also available
- Features include: high visibility, pylon signage, ample parking
- Good demographics and traffic counts
- Dense residential backup
- Immediate NYS Thruway I-190 / I-90 access
- Central Western New York location
- Co-tenants include: Valu Home Center, Save-a-Lot, Fantastic Sam’s, Dollar General, H & R Block, Key Liquor Store, Heart of the Game, Double Eagle Custom Apparel, Fontana’s Restaurant, Pott’s Deli & Restaurant
- Ideal for: traditional retail use, medical user, professional office

**Building Features**

GLA	175,000± Sq. Ft.
Availability	50,000± Sq. Ft.
	5,400± Sq. Ft.
	2,844± Sq. Ft.
Lot Size	16± Acres
Zoning	Commercial
Parking	Ample

**Traffic Counts**

Clinton Street	19,333 AADT
S Rossler Avenue	4,966 AADT
NYS I-190	79,039 AADT

Source: GBNRTC

Demographic	1 Mile	3 Miles	5 Miles
Population	12,362	115,972	305,785
Average H.H. Income	\$70,245	\$70,605	\$74,924

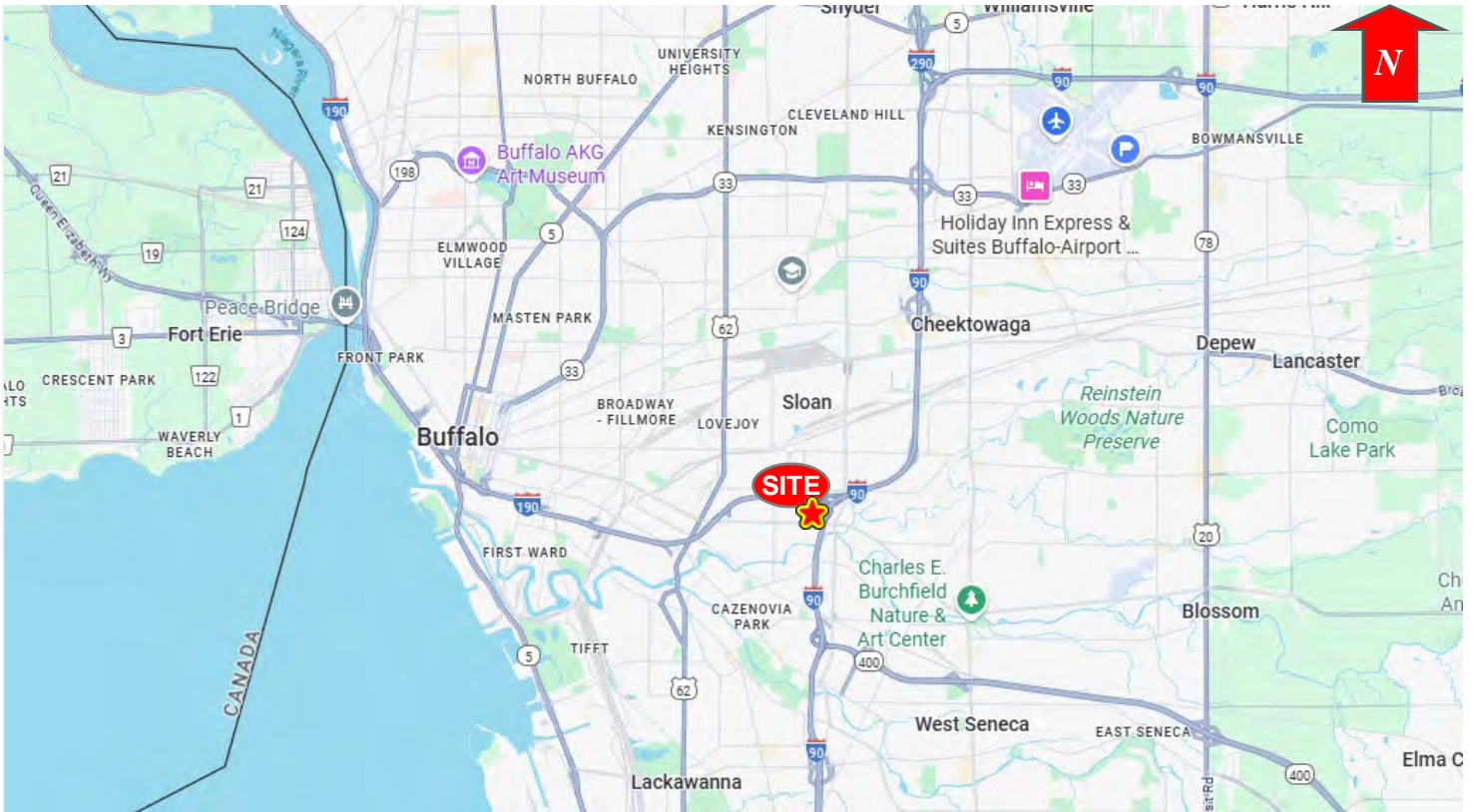
Source: ESRI Business Analyst 2025

**EXCLUSIVE CONTACT**

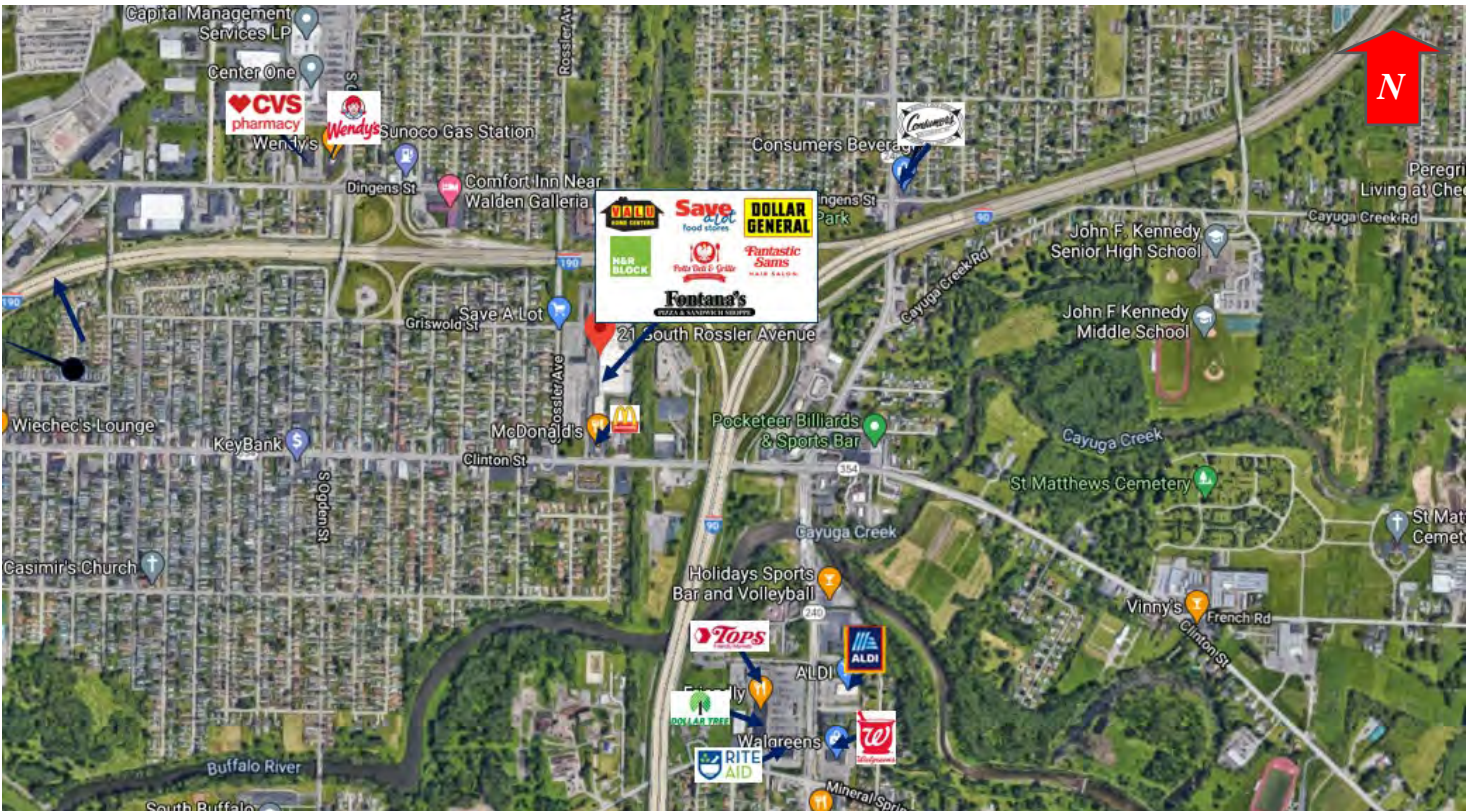
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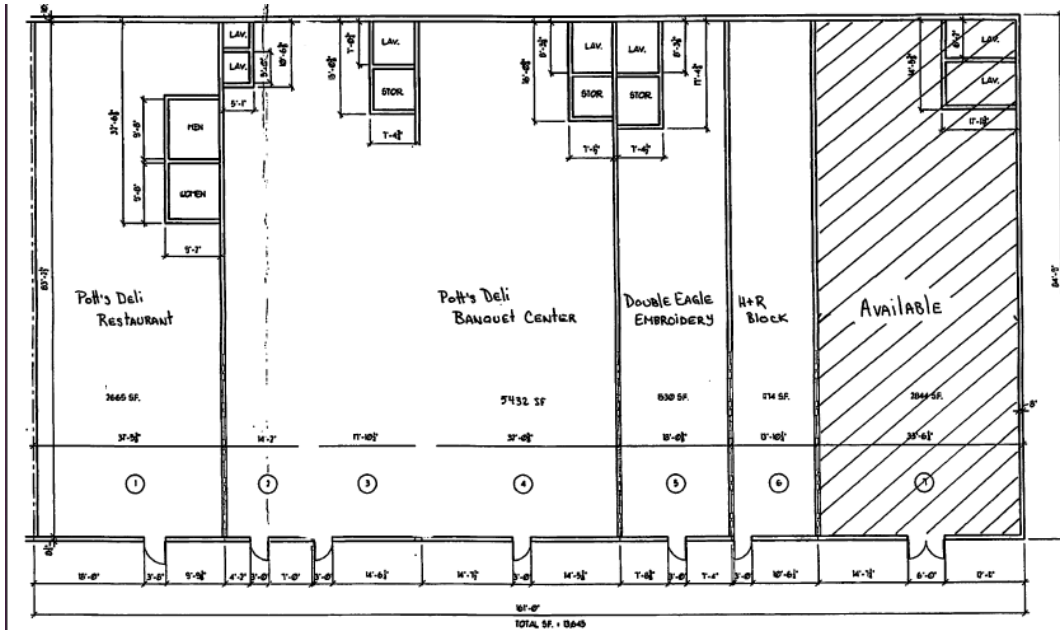
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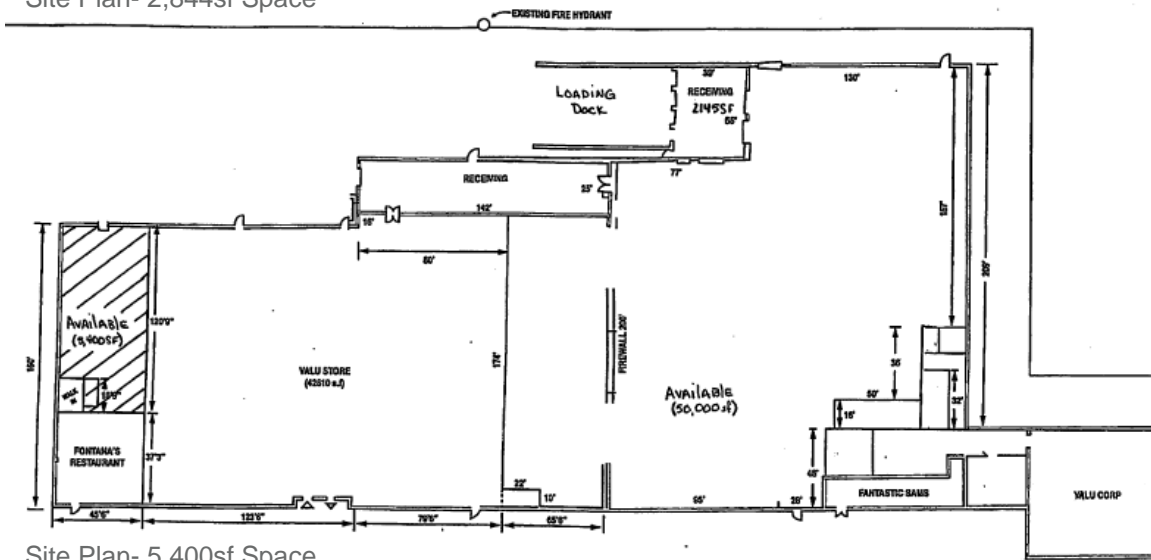
Location Map



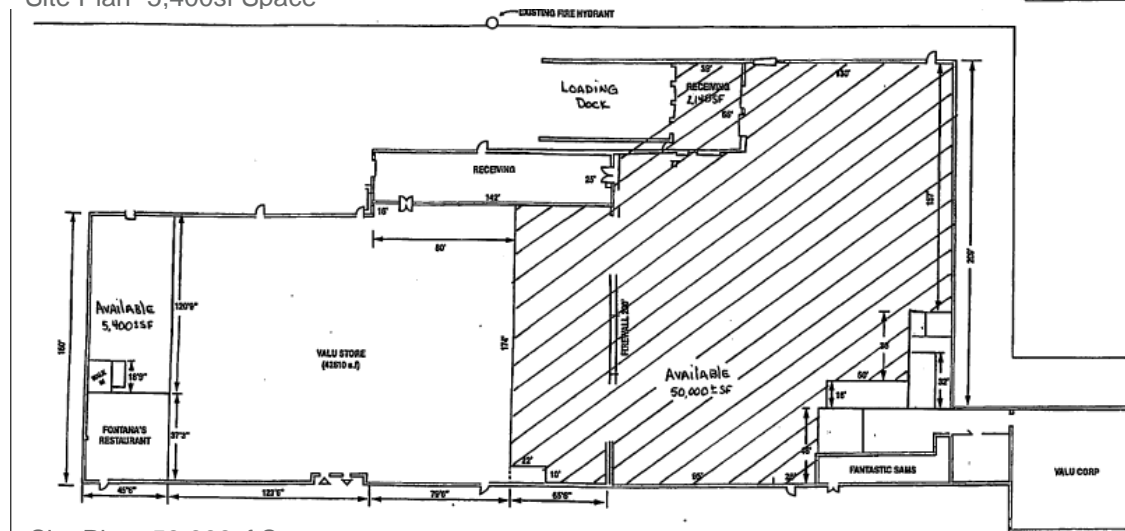
Aerial



Site Plan- 2,844sf Space



Site Plan- 5,400sf Space



Site Plan- 50,000sf Space