

YOUNGMANN PLAZA

798 Young St
Tonawanda, NY 14150



AVAILABLE
2,498 - 3,098 SF
STORAGE/WAREHOUSE

PROPERTY DESCRIPTION

Great visibility from I-290. Co-tenants include McDonald's, Texas Roadhouse, Tops, Big Lots, Family Dollar, and Tim Horton's. Directly off the I-290. Easy Access. Great location for one store to serve an entire market. Youngmann Plaza is a 316,000-square-foot power center that is anchored by Tops Grocery and Big Lots. Signalized entrance way, ample parking, and a large pylon. One out-parcel is also available at the entrance way.

LOCATION DESCRIPTION

Southwest corner of Young Street and I-290. Tonawanda is just outside of Buffalo. Youngmann Plaza sits on the edge of Amherst, Buffalo, and Tonawanda, with easy access from I-290 and great visibility from the road.

PROPERTY HIGHLIGHTS

- Strong co-tenants
- Signalized Entrance
- Pylon Signage
- Easy access and great visibility from I-290

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,713	55,013	127,540
Total Population	12,952	124,316	300,729
Average HH Income	\$59,373	\$57,328	\$57,243



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



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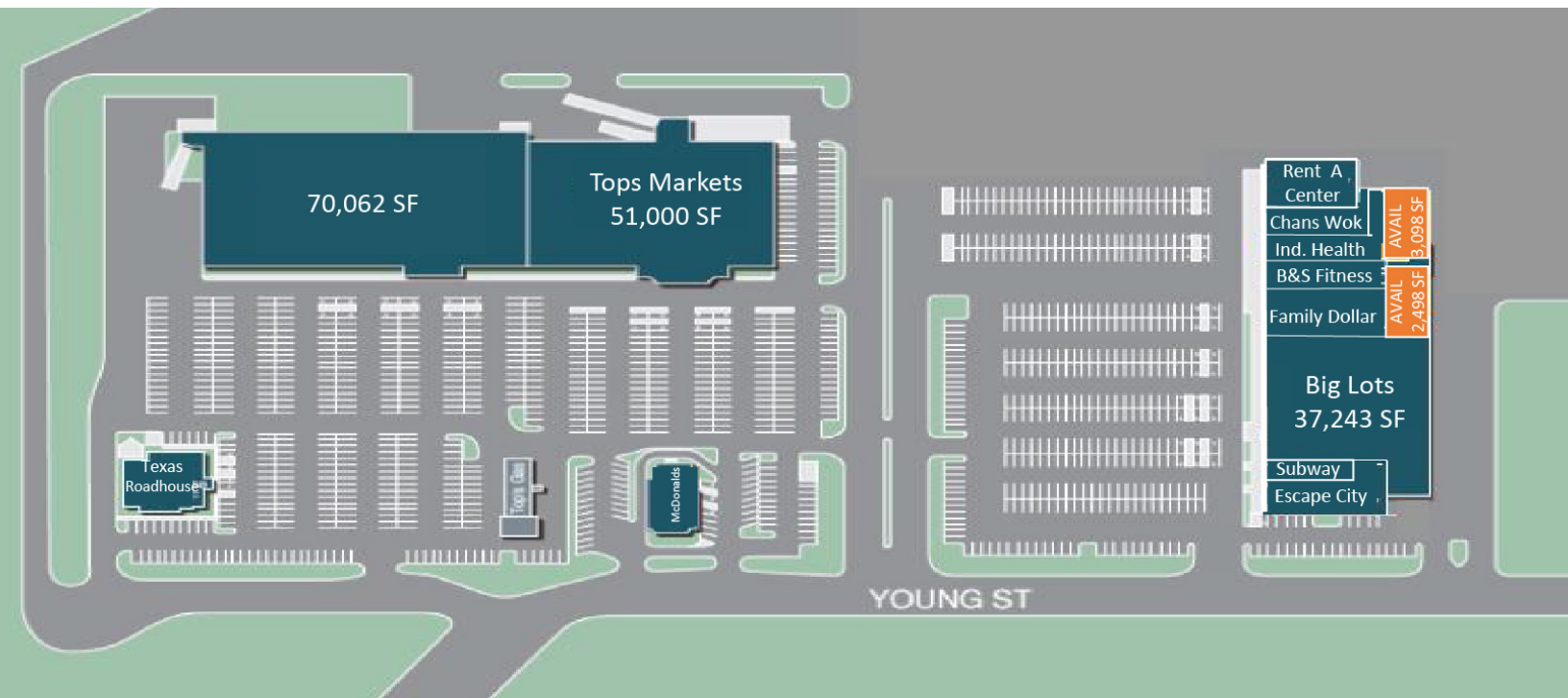


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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,498 - 3,098 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1st Floor Suite 4	Available	2,498 SF	Modified Gross	Negotiable
1st Floor Suite 11	Available	3,098 SF	Modified Gross	Negotiable



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DEMOGRAPHICS	3 MI	5 MI	7 MI	15 MIN
Population				
2023 Estimated Population	11,258	53,055	113,910	133,080
2028 Projected Population	11,187	52,319	112,200	131,340
2020 Census Population	11,094	53,262	114,546	133,527
2010 Census Population	11,261	53,741	114,160	131,639
2023 Median Age	45.5	43.8	41.4	40.4
Households				
2023 Estimated Households	5,335	25,213	53,405	58,868
2028 Projected Households	5,299	24,806	52,457	57,880
2020 Census Households	5,194	24,985	53,015	58,346
2010 Census Households	5,135	24,541	51,722	56,433
Race and Ethnicity				
2023 Estimated White	90.6%	89.7%	85.4%	79.9%
2023 Estimated Black or African American	3.2%	3.8%	5.6%	5.5%
2023 Estimated Asian or Pacific Islander	1.9%	1.7%	3.7%	9.4%
2023 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%	0.3%
2023 Estimated Other Races	4.1%	4.5%	5.0%	4.9%
2023 Estimated Hispanic	3.6%	4.0%	4.4%	4.6%
Income				
2023 Estimated Average Household Income	\$107,082	\$91,723	\$90,589	\$91,908
2023 Estimated Median Household Income	\$67,909	\$67,771	\$68,704	\$67,835
2023 Estimated Per Capita Income	\$50,799	\$43,643	\$42,539	\$41,014
Education (Age 25+)				
2023 Estimated High School Graduate	24.9%	25.4%	23.9%	24.0%
2023 Estimated Some College	21.0%	18.7%	17.9%	17.6%
2023 Estimated Associates Degree Only	12.7%	13.0%	12.5%	12.4%
2023 Estimated Bachelors Degree Only	22.0%	22.2%	22.9%	22.7%
2023 Estimated Graduate Degree	14.7%	14.4%	16.5%	16.6%
2023 Estimated College Educated	0.704	0.683	0.698	0.693
Business				
2023 Estimated Total Businesses	246	1,463	3,455	4,231
2023 Estimated Total Employees	3,099	18,685	43,734	60,389
2023 Estimated Employee Population per Business	12.6	12.8	12.7	14.3
2023 Estimated Residential Population per Business	45.8	36.3	33.0	31.5



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