

PRO-MAY MALL

510 West Union Street
Newark, NY 14513



**LOT/LAND FOR SALE
OR SPACE FOR LEASE**

RETAIL PROPERTY FOR LEASE



Brian Donovan
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NY #10491202934



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OPPORTUNITY ZONE



PROPERTY DESCRIPTION

Two spaces are available for lease in the Pro-May Mall. The former Family Dollar is located in the back of the property, 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 directly across the street from Wegmans-anchored Newark Plaza. Secor Home & Hardware and Rent-A-Center are among the Plaza's tenants.

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:	1.56 Acres
Building Size:	17,460 SF



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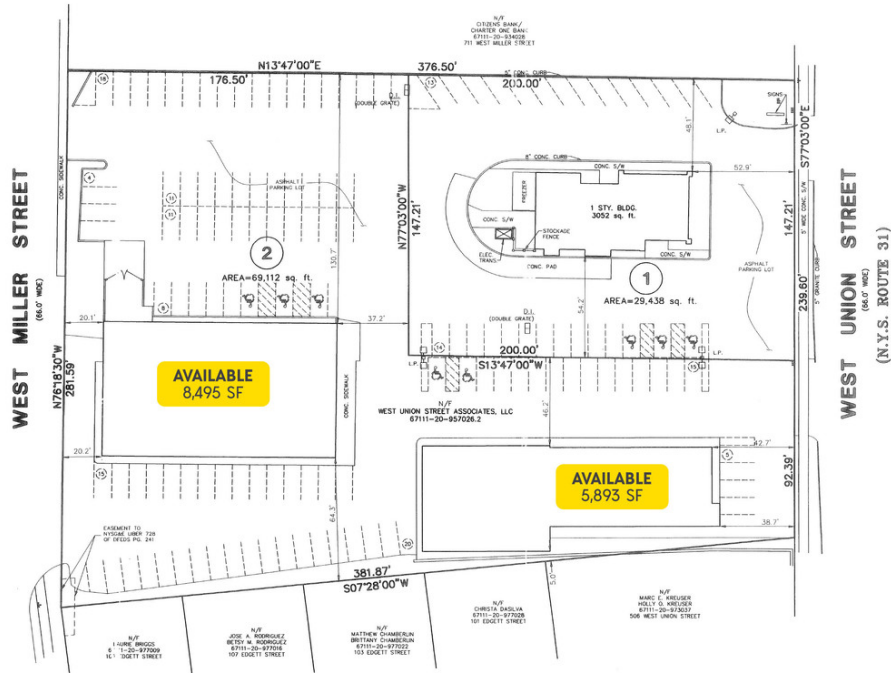


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LEASE INFORMATION

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	-

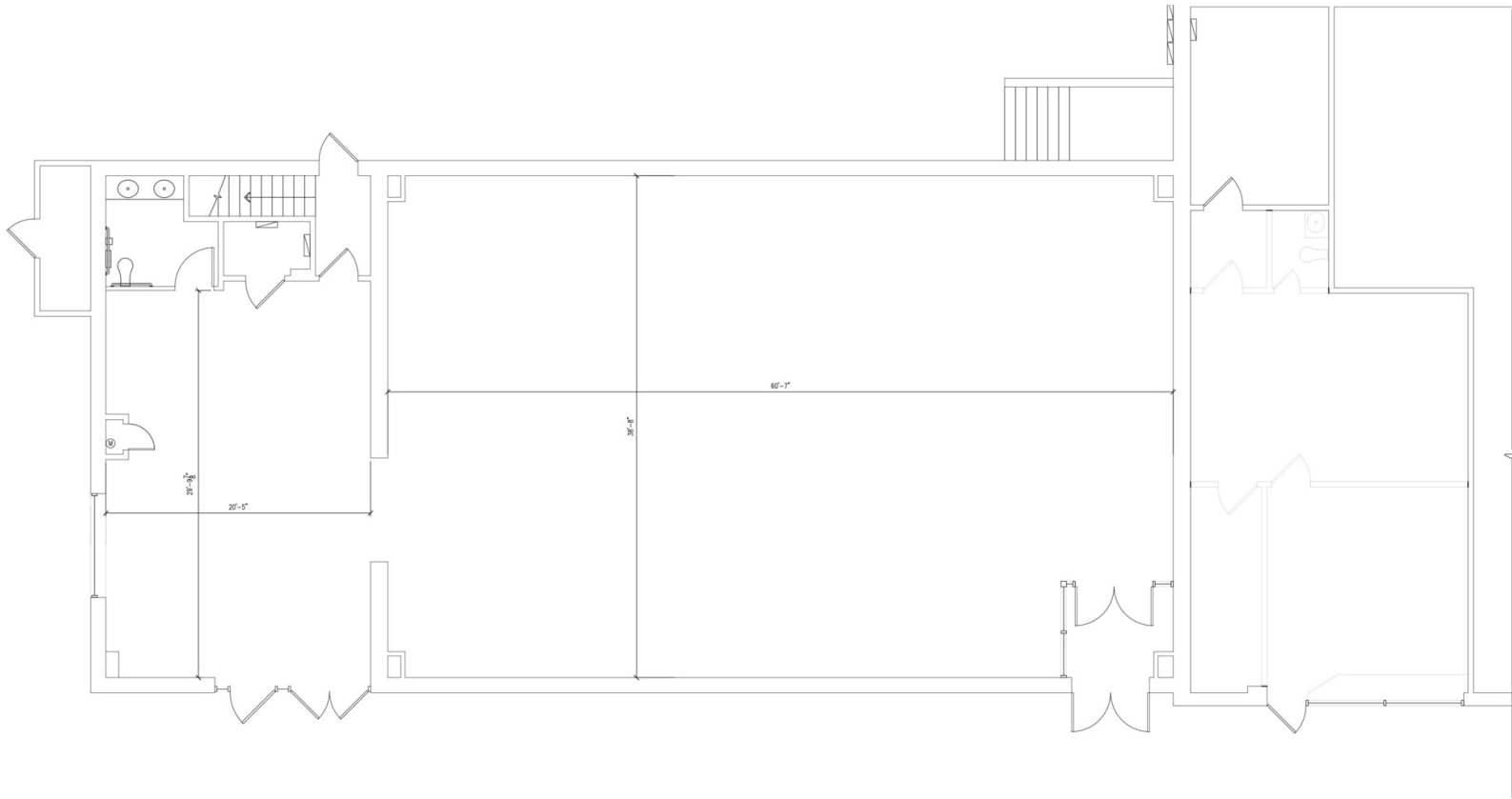


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FIRST FLOOR PLAN
1/4" = 1'-0"

Floor Plan for first floor of 5,893 SF front building



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DEMOGRAPHICS	3 Mi	5 Mi.	7 Mi.	10 Min.
Population				
2023 Estimated Population	12,075	16,932	34,898	15,176
2028 Projected Population	11,432	16,267	33,845	14,522
2020 Census Population	12,299	17,186	35,244	15,473
2010 Census Population	12,353	17,508	35,987	15,709
2023 Median Age	43.0	44.4	43.5	44.1
Households				
2023 Estimated Households	5,165	7,129	14,757	6,418
2028 Projected Households	4,743	6,654	13,943	5,962
2020 Census Households	5,216	7,179	14,767	6,490
2010 Census Households	4,985	6,951	14,484	6,265
Race and Ethnicity				
2023 Estimated White	85.8%	87.9%	89.1%	87.2%
2023 Estimated Black or African American	5.5%	4.7%	3.9%	5.0%
2023 Estimated Asian or Pacific Islander	0.8%	0.7%	0.5%	0.7%
2023 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%	0.2%
2023 Estimated Other Races	7.8%	6.6%	6.3%	7.0%
2023 Estimated Hispanic	8.8%	7.3%	6.6%	7.7%
Income				
2023 Estimated Average Household Income	\$71,134	\$78,763	\$88,456	\$75,933
2023 Estimated Median Household Income	\$55,345	\$60,354	\$65,351	\$58,173
2023 Estimated Per Capita Income	\$30,775	\$33,503	\$37,694	\$32,470
Education (Age 25+)				
2023 Estimated High School Graduate	30.0%	32.6%	32.0%	32.2%
2023 Estimated Some College	24.1%	21.3%	20.8%	22.1%
2023 Estimated Associates Degree Only	13.2%	12.5%	13.5%	12.5%
2023 Estimated Bachelors Degree Only	11.7%	13.2%	14.2%	12.7%
2023 Estimated Graduate Degree	7.6%	7.5%	8.7%	7.6%
2023 Estimated College Graduated	0.566	0.545	0.572	0.549
Business				
2023 Estimated Total Businesses	375	449	919	434
2023 Estimated Total Employees	7,350	8,106	14,225	8,019
2023 Estimated Employee Population per Business	19.6	18.1	15.5	18.5
2023 Estimated Residential Population per Business	32.2	37.7	38.0	35.0



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