

# 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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## 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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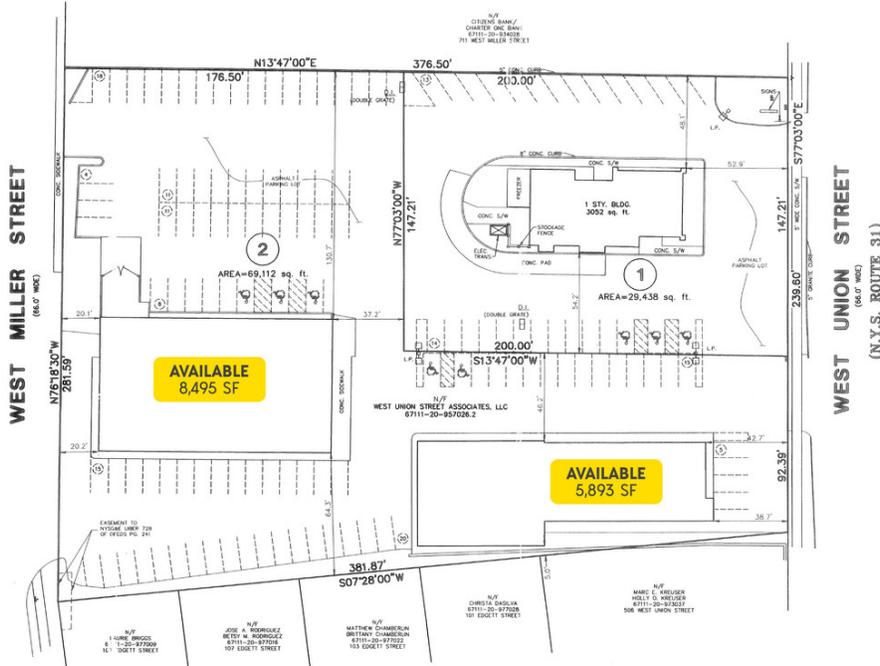


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## LEASE INFORMATION

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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DEMOGRAPHICS	3 Mi	5 Mi.	7 Mi.	10 Min.
<b>Population</b>				
<b>2023 Estimated Population</b>	<b>12,075</b>	<b>16,932</b>	<b>34,898</b>	<b>15,176</b>
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
<b>2023 Median Age</b>	<b>43.0</b>	<b>44.4</b>	<b>43.5</b>	<b>44.1</b>
<b>Households</b>				
<b>2023 Estimated Households</b>	<b>5,165</b>	<b>7,129</b>	<b>14,757</b>	<b>6,418</b>
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
<b>Race and Ethnicity</b>				
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%
<b>Income</b>				
2023 Estimated Average Household Income	\$71,134	\$78,763	\$88,456	\$75,933
<b>2023 Estimated Median Household Income</b>	<b>\$55,345</b>	<b>\$60,354</b>	<b>\$65,351</b>	<b>\$58,173</b>
2023 Estimated Per Capita Income	\$30,775	\$33,503	\$37,694	\$32,470
<b>Education (Age 25+)</b>				
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%
<b>2023 Estimated College Graduated</b>	<b>0.566</b>	<b>0.545</b>	<b>0.572</b>	<b>0.549</b>
<b>Business</b>				
2023 Estimated Total Businesses	375	449	919	434
<b>2023 Estimated Total Employees</b>	<b>7,350</b>	<b>8,106</b>	<b>14,225</b>	<b>8,019</b>
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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