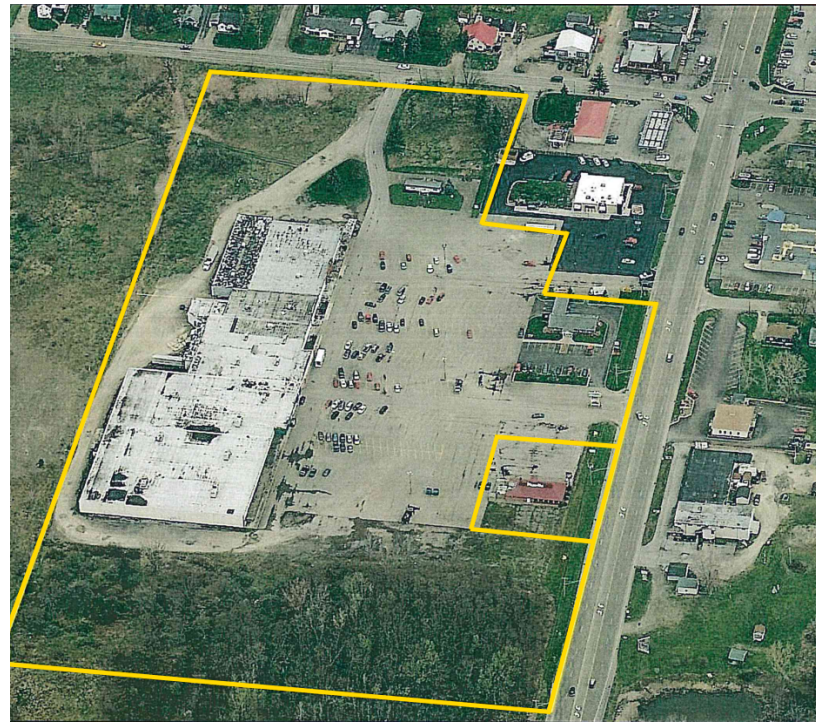


Yorkshire Plaza

12209 Route 16, Yorkshire, NY 14173



OFFERING SUMMARY

Available SF: 3,050 - 28,631 SF

Lease Rate: Call For More Details

Lot Size: 17.98 Acres

Building Size: 118,292 SF

Zoning: commercial

PROPERTY OVERVIEW

Excellent plaza in Cattaraugus County on the corner of NY Route 16 & W. Yorkshire Road. Two spaces are currently available in the plaza, 28,631 +/- SF and 3,050 +/- SF. The smallest space of 3,050 +/- SF has a drive-thru. Ample parking in a large paved lot. Also out parcels are available for ground lease and a former 2,250 +/- SF Pizza Hut fully equipped.

LOCATION OVERVIEW

Located east of Springville, north of Delevan, south of Chaffee, and west of Arcade, this plaza is centrally located between all four towns. Accessible from W. Yorkshire Road, Main Street & Olean Road Route 16 intersection this plaza host tenants such as Big Lots, Save A Lot, Sandra's Hair Impressions, Valu Home Center. and Dollar General. Other local restaurants and stores include Burger King, Rite Aid, 7-Eleven, Walgreens, Five Star Bank, Verizon, United States Post Office, Tim Hortons, Weber City Deli, Southtown Tire & Auto Repair, and many more.

PROPERTY HIGHLIGHTS

- Excellent Location with Large Anchor Tenants
- 28,631 +/- SF & 3,050 +/- SF Available
- Ample Parking



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

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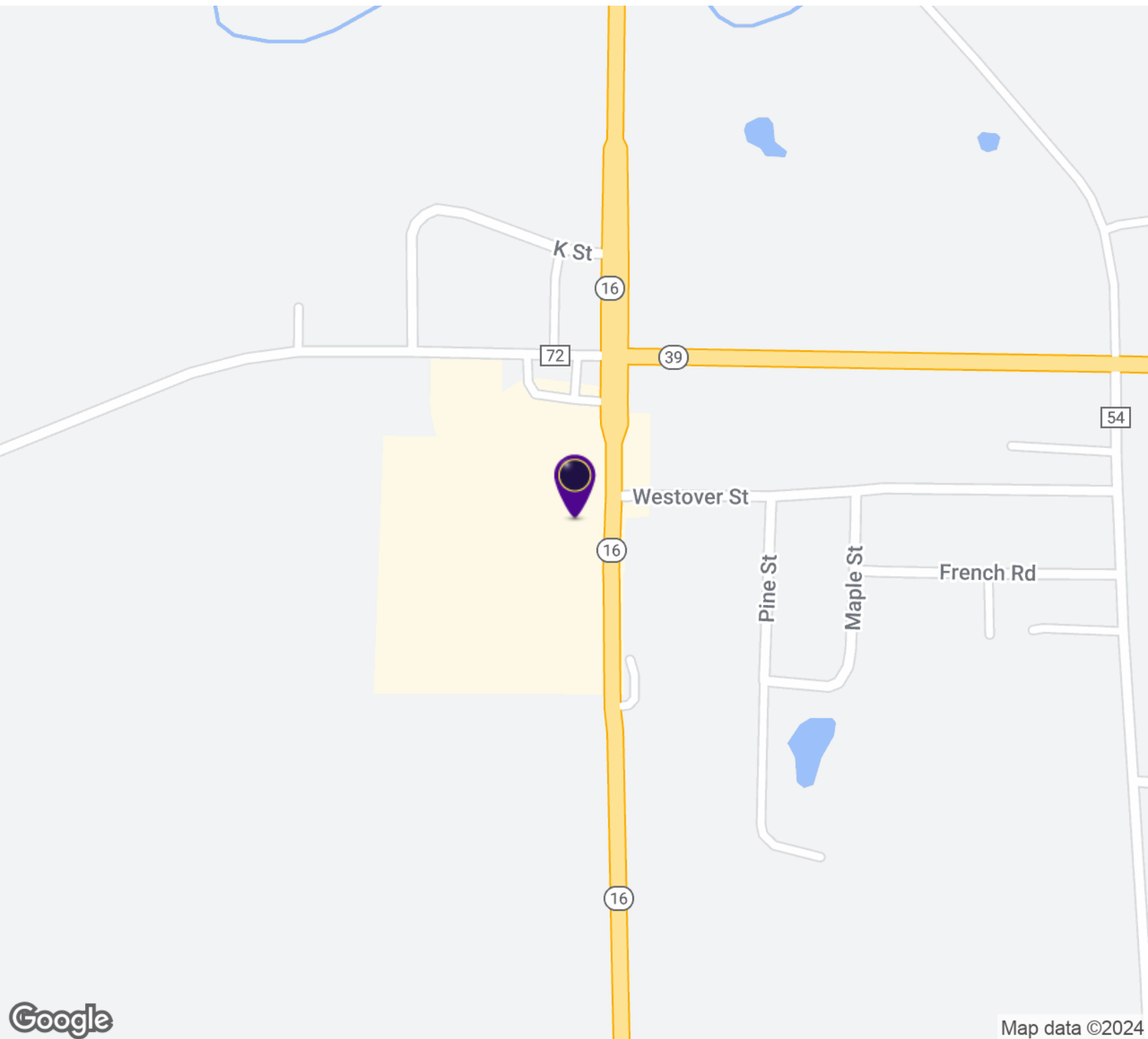
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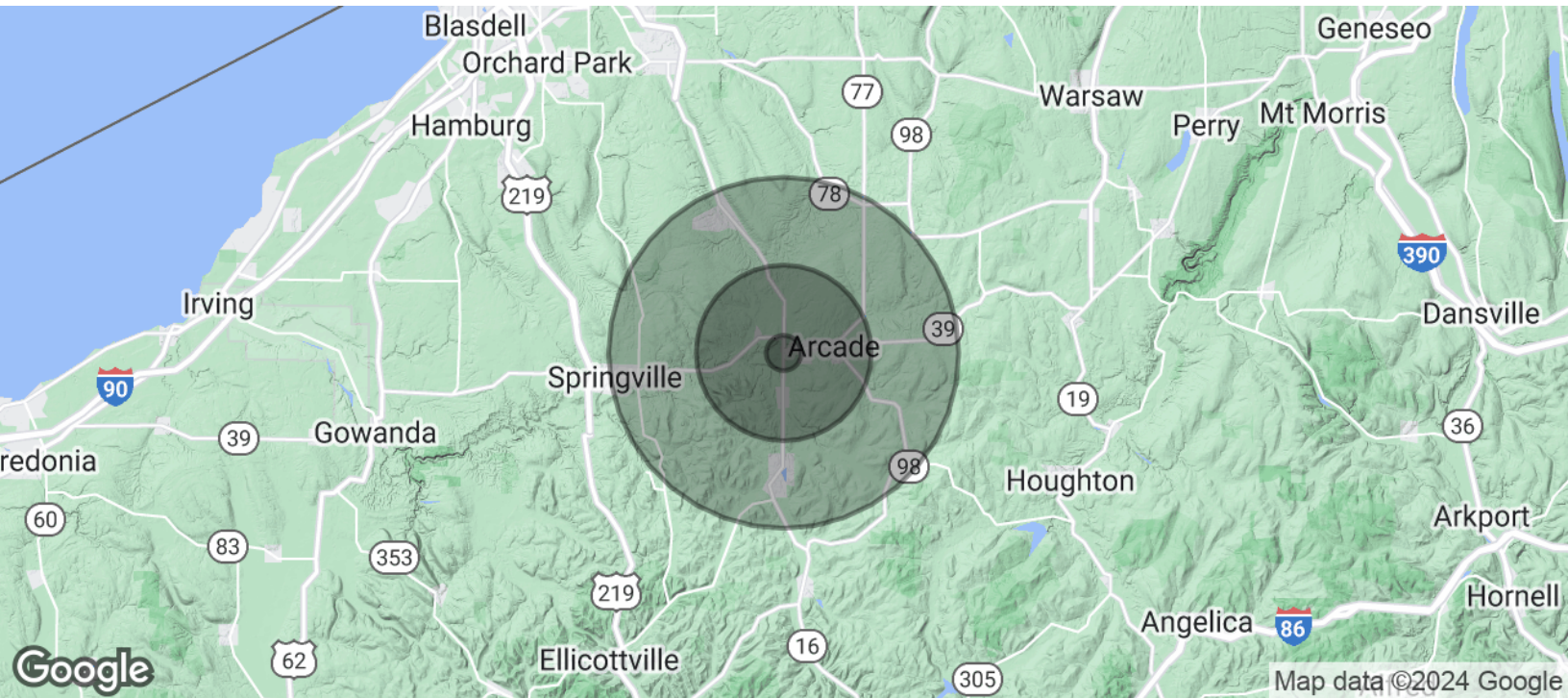
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	447	6,806	23,455
Average age	37.1	38.7	39.7
Average age (Male)	37.4	39.1	40.0
Average age (Female)	36.7	38.4	39.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	172	2,680	9,319
# of persons per HH	2.6	2.5	2.5
Average HH income	\$51,398	\$56,068	\$58,129
Average house value	\$90,692	\$92,328	\$120,080

* Demographic data derived from 2020 ACS - US Census



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