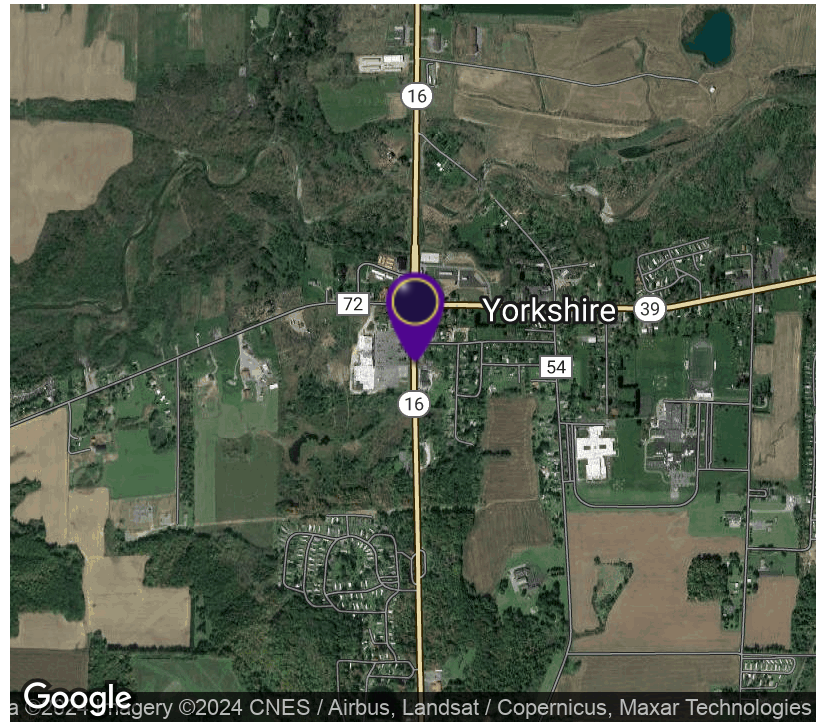


# Former Pizza Hut -Yorkshire Plaza

12189 Route 16, Yorkshire, NY 14173



## OFFERING SUMMARY

Available SF: 2,250 SF

Lease Rate: Call For More Details

Lot Size: 1+/- Acres

Building Size: 2,250 SF

Zoning: Commercial

## PROPERTY OVERVIEW

Former Pizza Hut located in the Yorkshire Plaza in Cattaraugus County on the corner of NY Route 16 & W. Yorkshire Road. This 2,250 +/- SF space is ideal for any restaurant or business looking for high traffic and drive-by exposure. Ample parking in large paved lot. Also available are out parcels for ground lease and 3,050 +/- SF end cap with drive-thru & 28,632 +/- SF.

## 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 in Yorkshire Plaza
- Former Pizza Hut - Fully Equipped Turn Key Restaurant Opportunity
- 2,250 +/- SF Available
- Ample Parking



**RICK RECCKIO**  
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ADDITIONAL PHOTOS

# Former Pizza Hut -Yorkshire Plaza

12189 Route 16, Yorkshire, NY 14173





# Former Pizza Hut -Yorkshire Plaza

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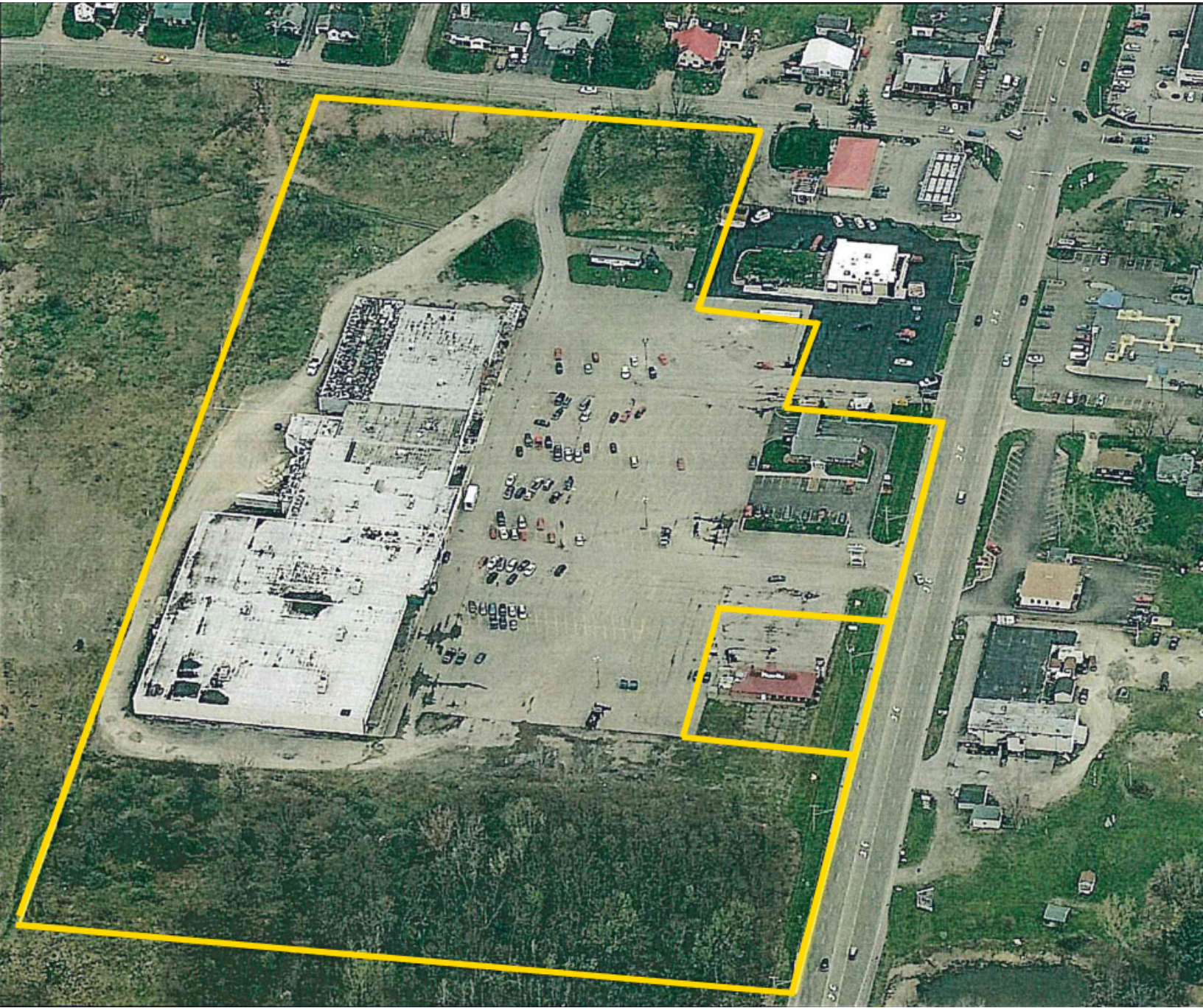




ADDITIONAL PHOTOS

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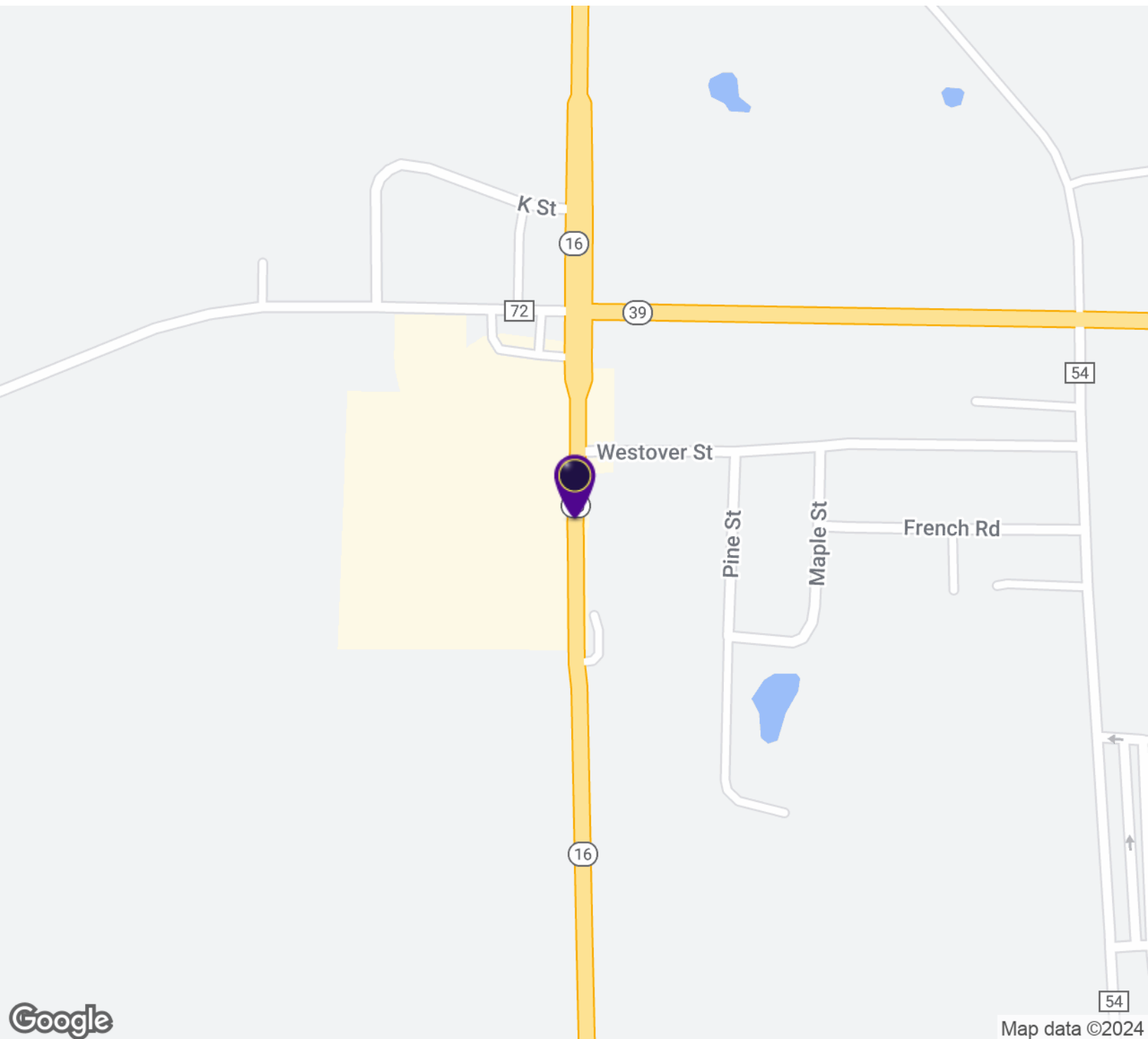


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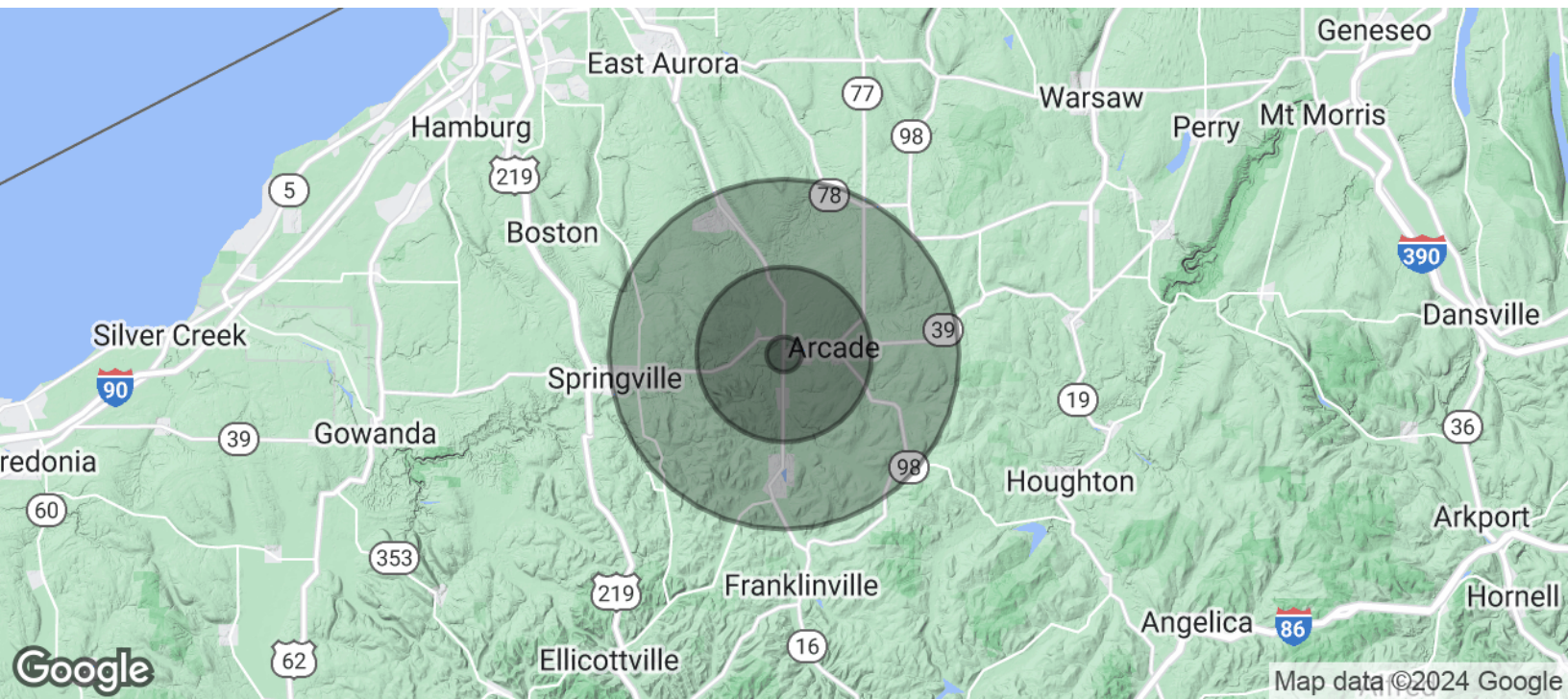
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# Former Pizza Hut -Yorkshire Plaza

12189 Route 16, Yorkshire, NY 14173



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