



Batavia Plaza | West Main

4152 W Main Street Rd, Batavia, NY 14020



eXp Commercial | 165 Broadway Suite 23rd Floor | New York, NY 10006 |

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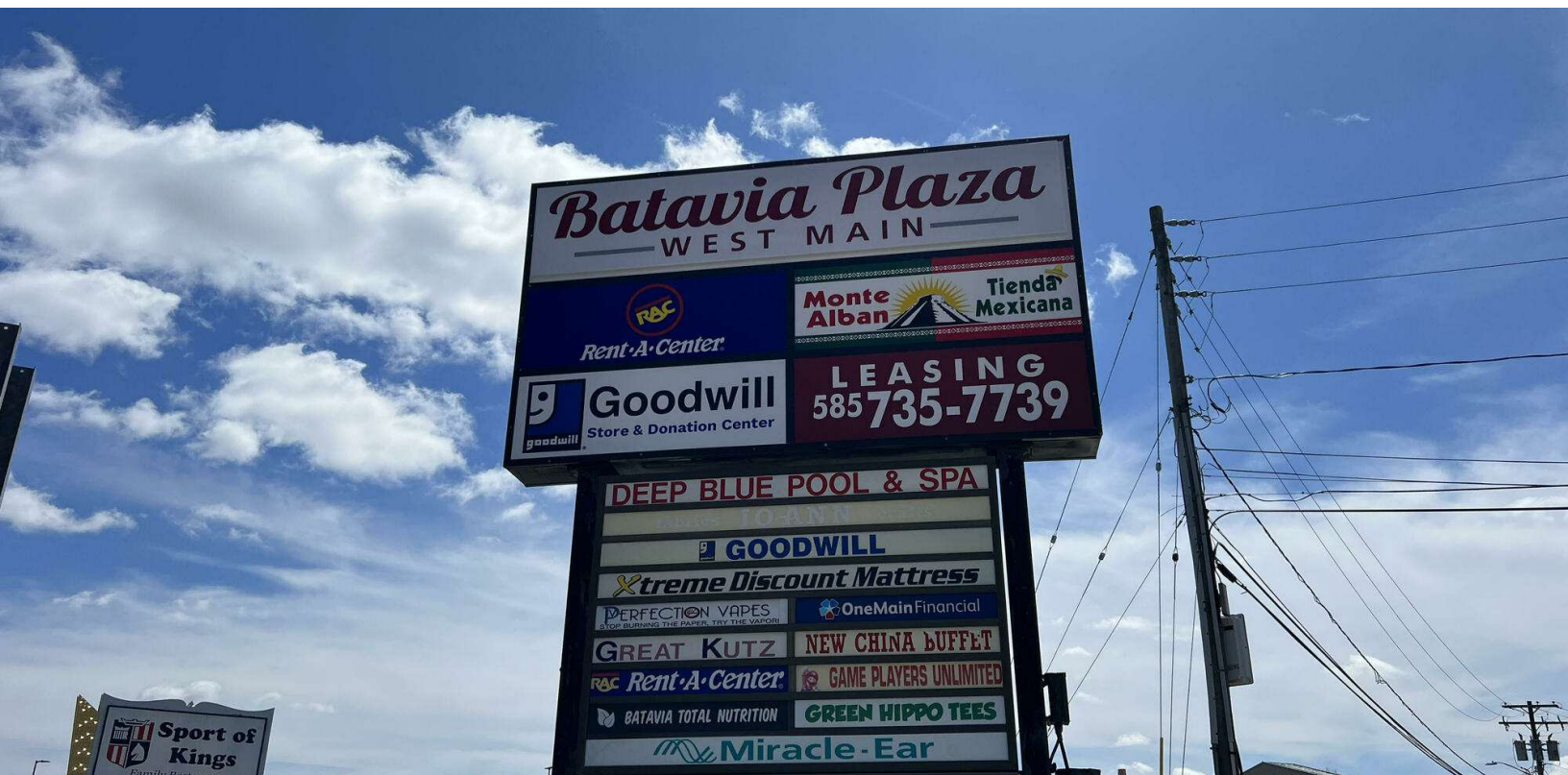
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FOR LEASE | Batavia Plaza | West Main

4152 W Main Street Rd, Batavia, NY 14020



Offering Summary

Lease Rate:	\$8.00 - 10.00 SF/yr (NNN)
Building Size:	125,941 SF
Available SF:	1,500 - 9,200 SF
Lot Size:	14.7 Acres
Year Built:	1972
Zoning:	Commercial
Market:	Batavia
Traffic Count:	22,540

Property Overview

Introducing Batavia Plaza | West Main—a prime commercial property located at 4152 W Main Street Rd, Batavia, NY 14020. Situated at the bustling intersection of NYS Rt 63 (Lewiston Rd) and NYS Route 5 (West Main St), this property offers easy access to Interstate 90 and is surrounded by major retailers such as Home Depot and Walmart. Spanning across a generous 14.7 acres, Batavia Plaza | West Main boasts a spacious building size of 125,941 square feet, with available space ranging from 1,500 to 9,200 square feet. The property features an array of desirable amenities, including ample parking, a signalized intersection, and eye-catching pylon signage that ensures maximum visibility. Strategically positioned in the heart of Batavia, Batavia Plaza | West Main, enjoys significant customer traffic and an impressive traffic count of 22,540. Joining the esteemed roster of co-tenants are reputable names like Goodwill, Rent-A-Center, Miracle Ear, and summer of 2024, Ashley. This commercial gem is zoned for optimal business opportunities, and flexible lease terms are available. Don't miss the chance to secure your prime spot in Batavia's thriving market.

Property Highlights

- Signalized Intersection
- Pylon Signage
- Ample Parking
- Flexible Lease Terms

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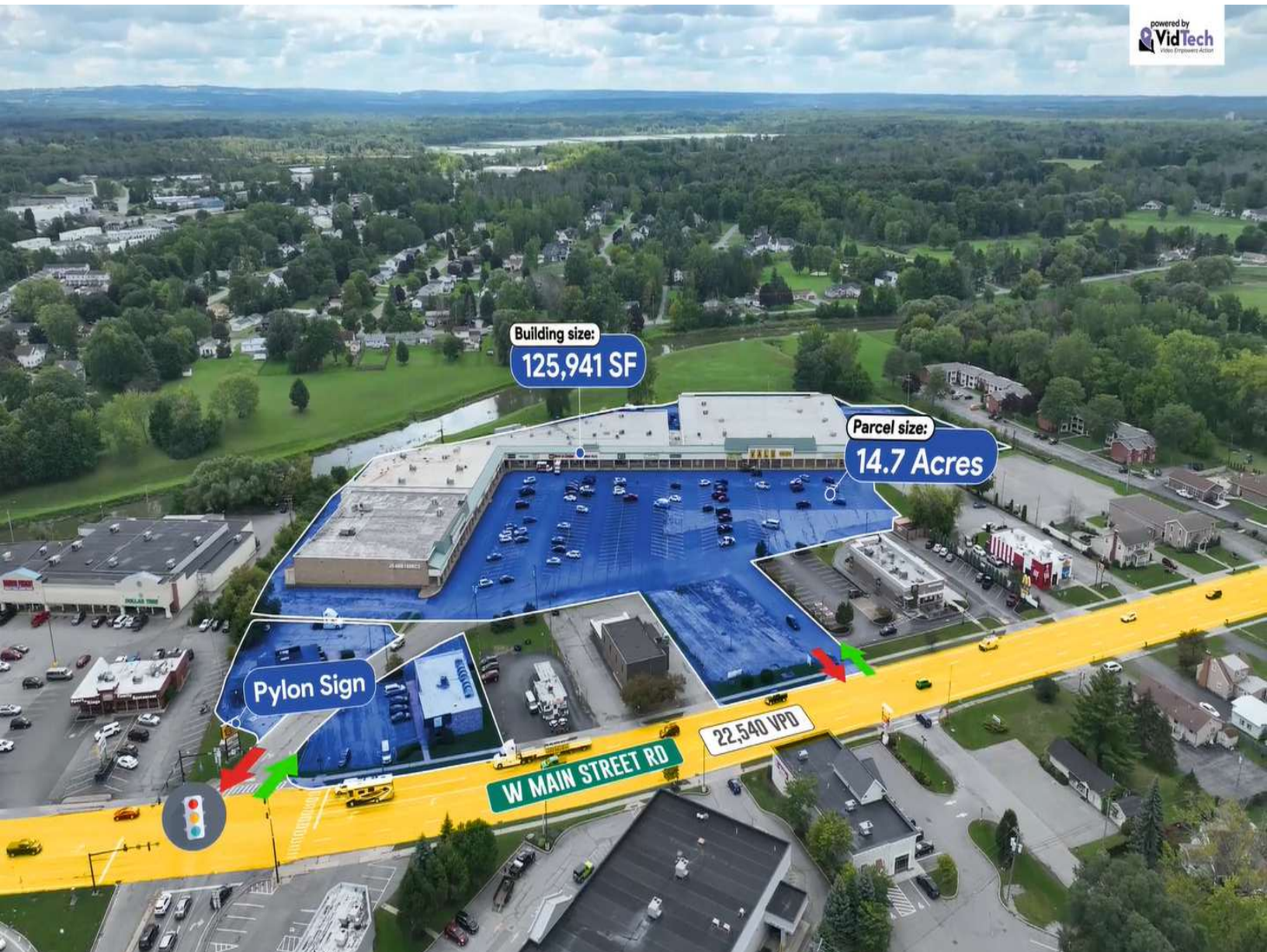
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Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description	Video
Suite 1C	Available	9,200 SF	NNN	\$8.00 SF/yr	Currently occupied by Etreme Discount Mattress. This space will be available in 2024. The suite has a large open floor plan with loading dock access, high ceilings, and sprinklers throughout.	View Here
Great Kutz Suite 12A	Available	1,500 SF	NNN	\$10.00 SF/yr	The space is currently a full-service hair salon with infrastructure in place. This would be an easy conversion for a new salon operator, or the space can be converted into a new retail space. This suite has excellent visibility and signage.	View Here

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Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description	Video
Suite 13	Available	2,000 SF	NNN	\$10.00 SF/yr	It is currently a dance studio and used to be a former Radio Shack retail store. It could be a retail store or office.	View Here
Suite 17A	Available	3,600 SF	NNN	\$10.00 SF/yr	This space was a former specialty grocery store that boasts high ceilings, good visibility, plus ample parking, and a sprinkler system.	View Here

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Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, New York GIS, USDA/FPAC/GEO

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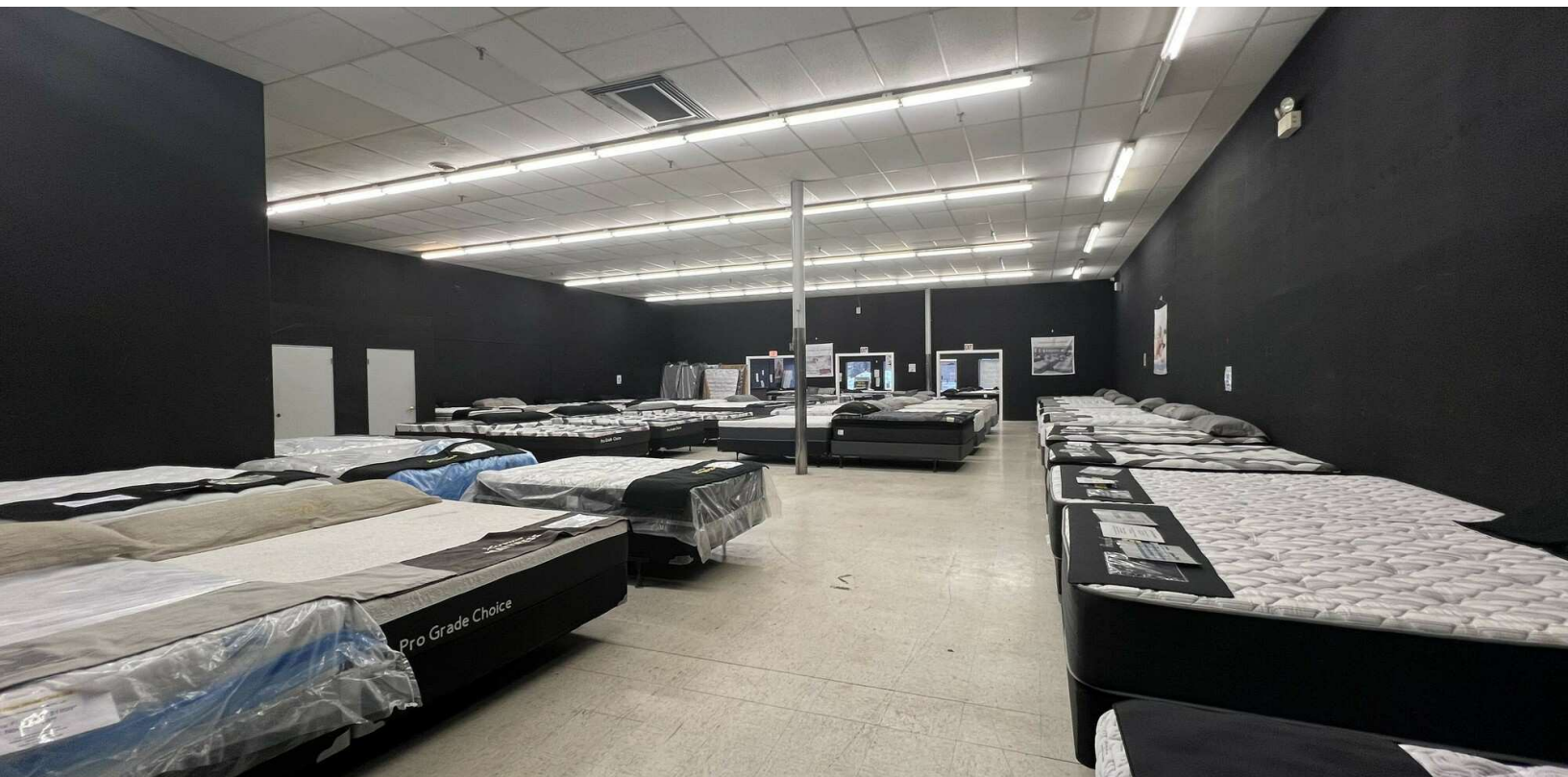
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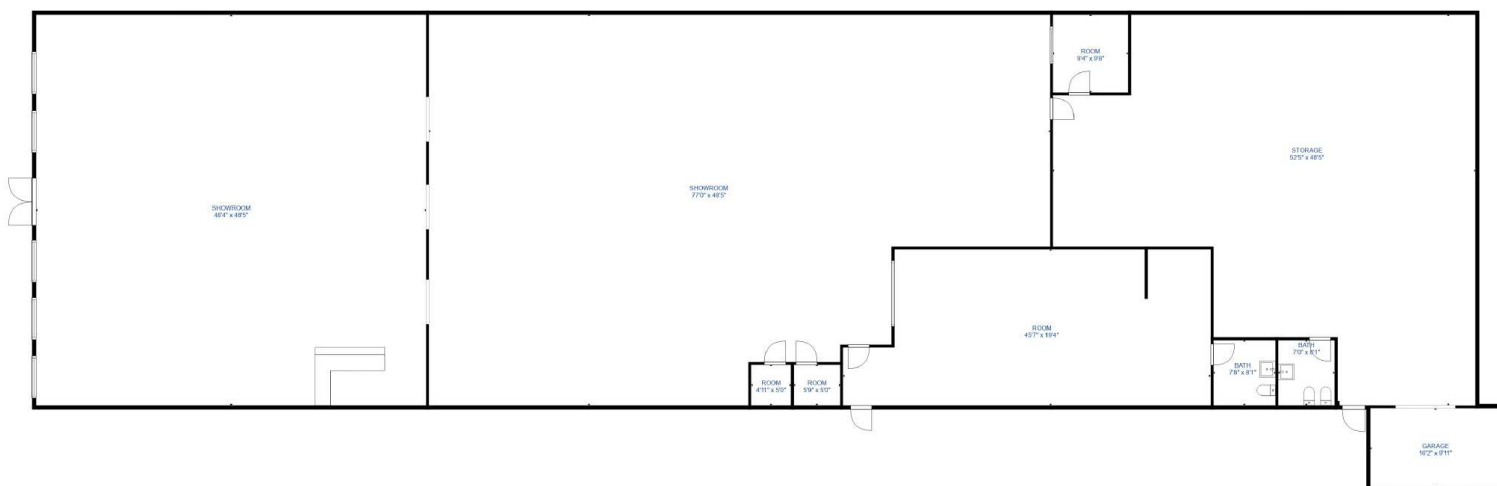
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Estimated areas

GLA FLOOR 1: 6728 sq. ft, excluded 2319 sq. ft
Total GLA 6728 sq. ft, total scanned area 9047 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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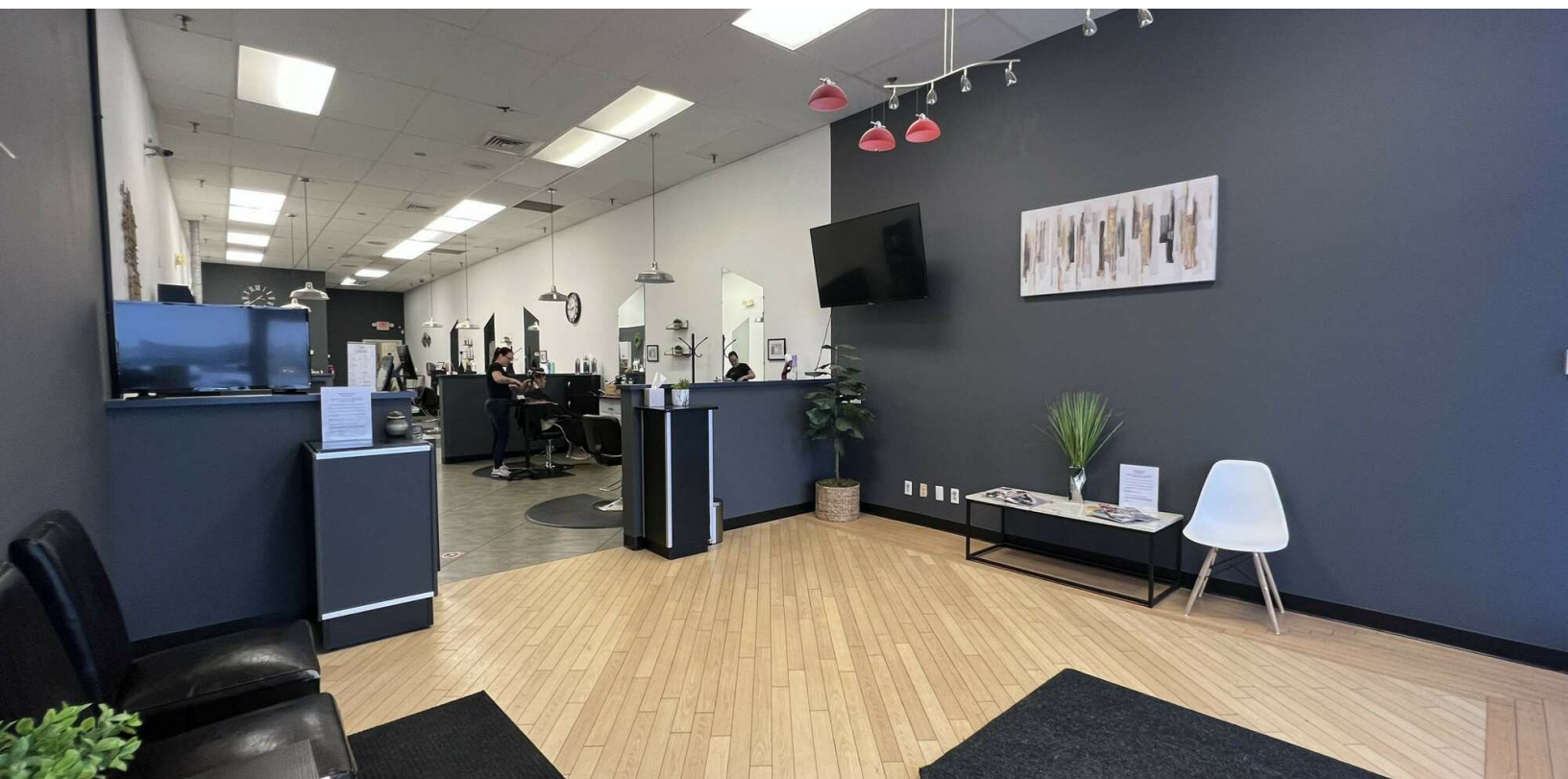
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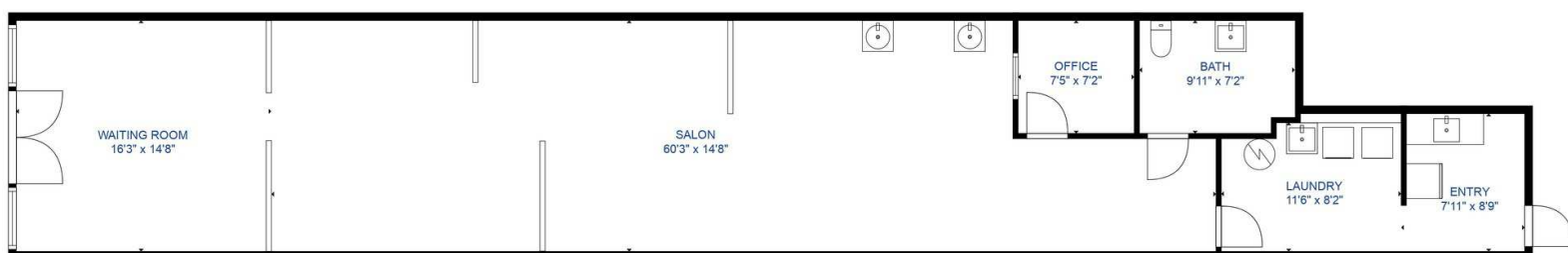
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Total scanned area: 1439 sq. ft

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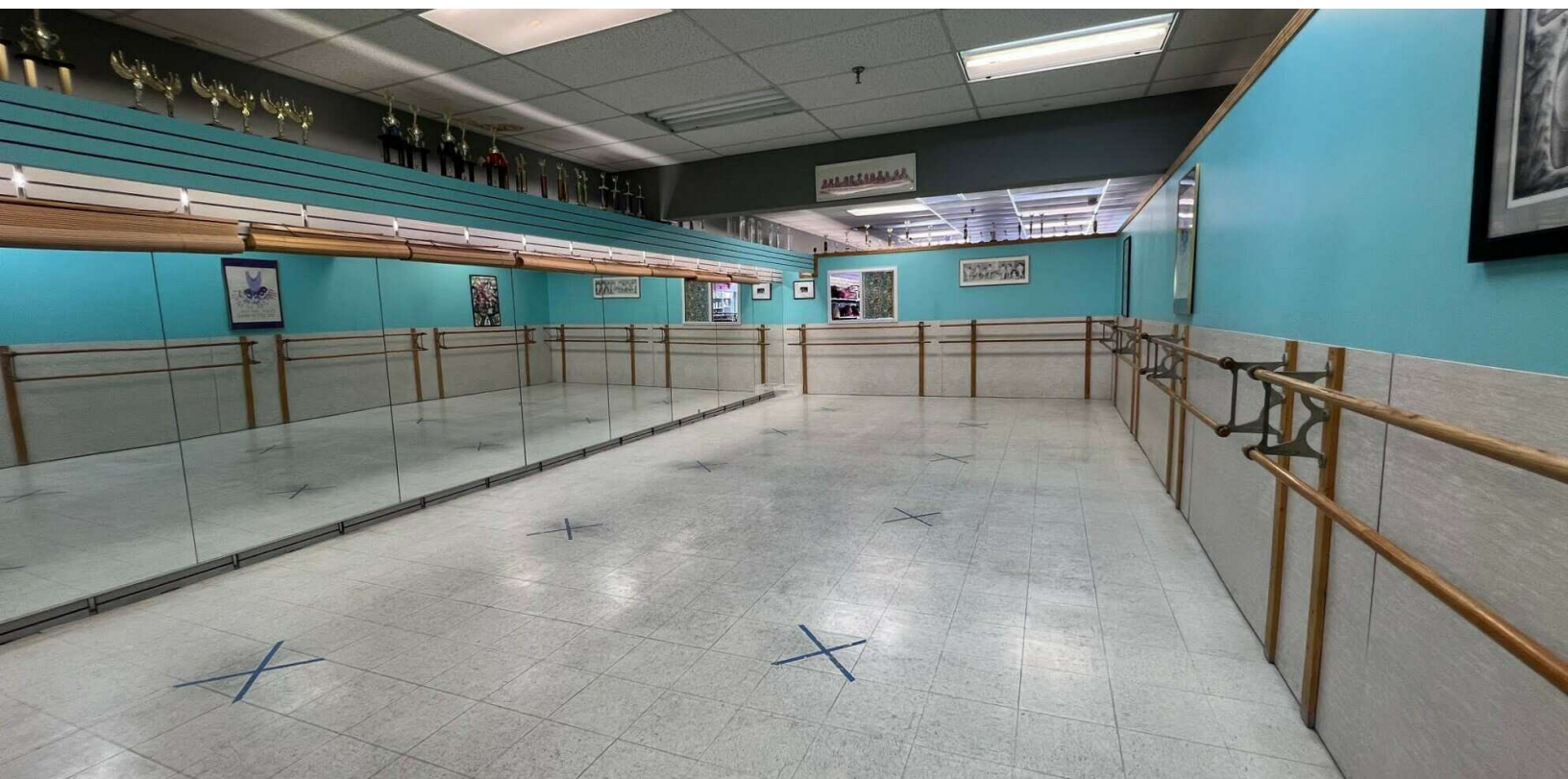
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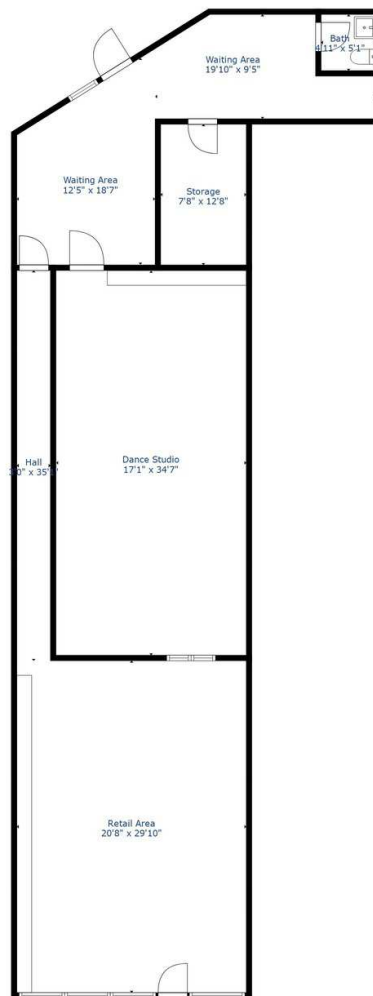
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Estimated areas

GLA FLOOR 1: 1845 sq. ft, excluded 104 sq. ft
Total GLA 1845 sq. ft, total scanned area 1949 sq. ft

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



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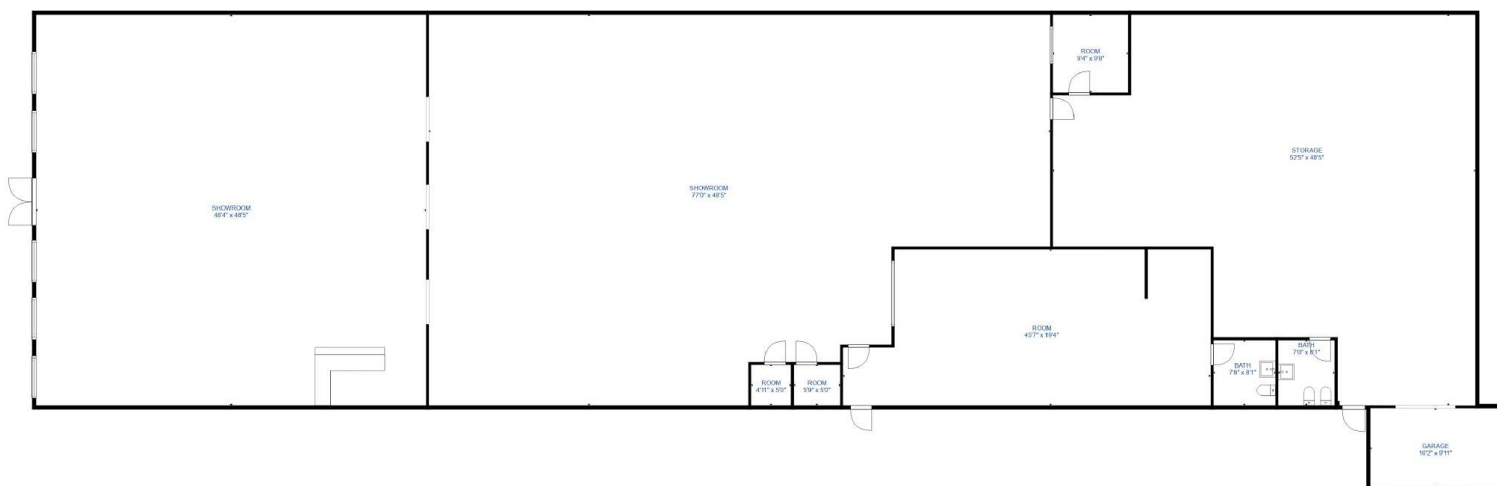
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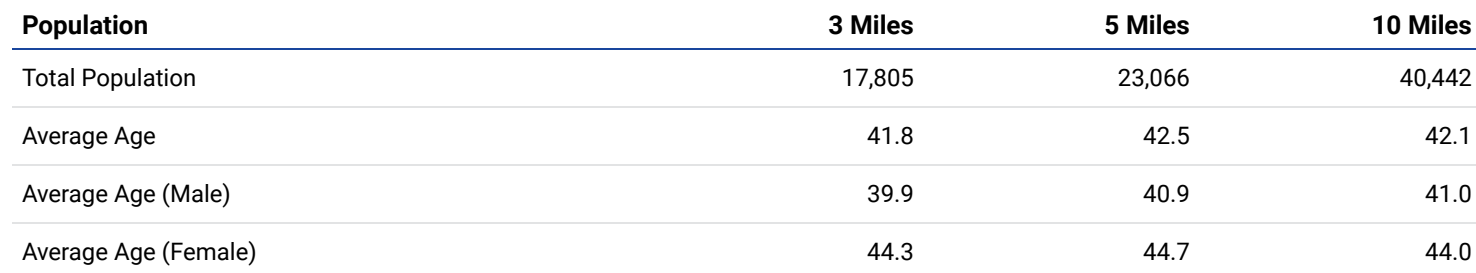
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Households & Income	3 Miles	5 Miles	10 Miles
Total Households	8,645	11,012	18,378
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$60,054	\$62,848	\$67,116
Average House Value	\$108,207	\$114,710	\$127,196

* Demographic data derived from 2020 ACS - US Census

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