



Dunkin' Anchored Retail Strip Plaza

1873 State route 104, Ontario, NY 14519



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

Michael Conroy

585.735.7739
michaelconroyrealty@gmail.com

Richard Rock

585.217.7800
richard.rock7800@gmail.com

FOR LEASE | Dunkin' Anchored Retail Strip Plaza

1873 State route 104, Ontario, NY 14519



Offering Summary

Lease Rate:	\$14.50 SF/yr (NNN)
Building Size:	6,164 SF
Available SF:	1,394 - 4,200 SF
Lot Size:	5.01 Acres
Year Built:	2016
Zoning:	BT
Market:	Ontario
Submarket:	Ontario
Traffic Count:	21,309

Property Overview

Dunkin' Anchored Retail Strip Plaza 1873 State Route 104, Ontario, NY 14519 Discover an incredible retail opportunity in the heart of Ontario, NY. Introducing the Dunkin' Anchored Retail Strip Plaza, a brand-new development boasting exceptional visibility and a prime location on State Route 104. With Dunkin' as an anchored tenant, this strip plaza is perfectly positioned in a high-traffic area, ensuring maximum exposure for your business. Offering flexible lease options, this property presents a range of retail spaces available for lease, ranging from 1,395 to 4,204 square feet. The building itself spans an impressive 6,164 square feet, and there is an additional 1.0 acre of land available for development or out-parcel opportunities. You'll have plenty of room to bring your vision to life and cater to the needs of the local community. With State Route 104 frontage and great visibility, this property is a prime choice for businesses looking to make a statement. The easy ingress and egress make it effortless for customers to access your establishment, while the heavy traffic volume ensures a constant flow of potential customers. Don't miss your chance to be a part of this exciting retail destination.

Property Highlights

- State Route 104 Frontage
- Easy Ingress & Egress
- Adjacent to new development with Dunkin Donuts as an anchored tenant!
- Heavy Traffic County

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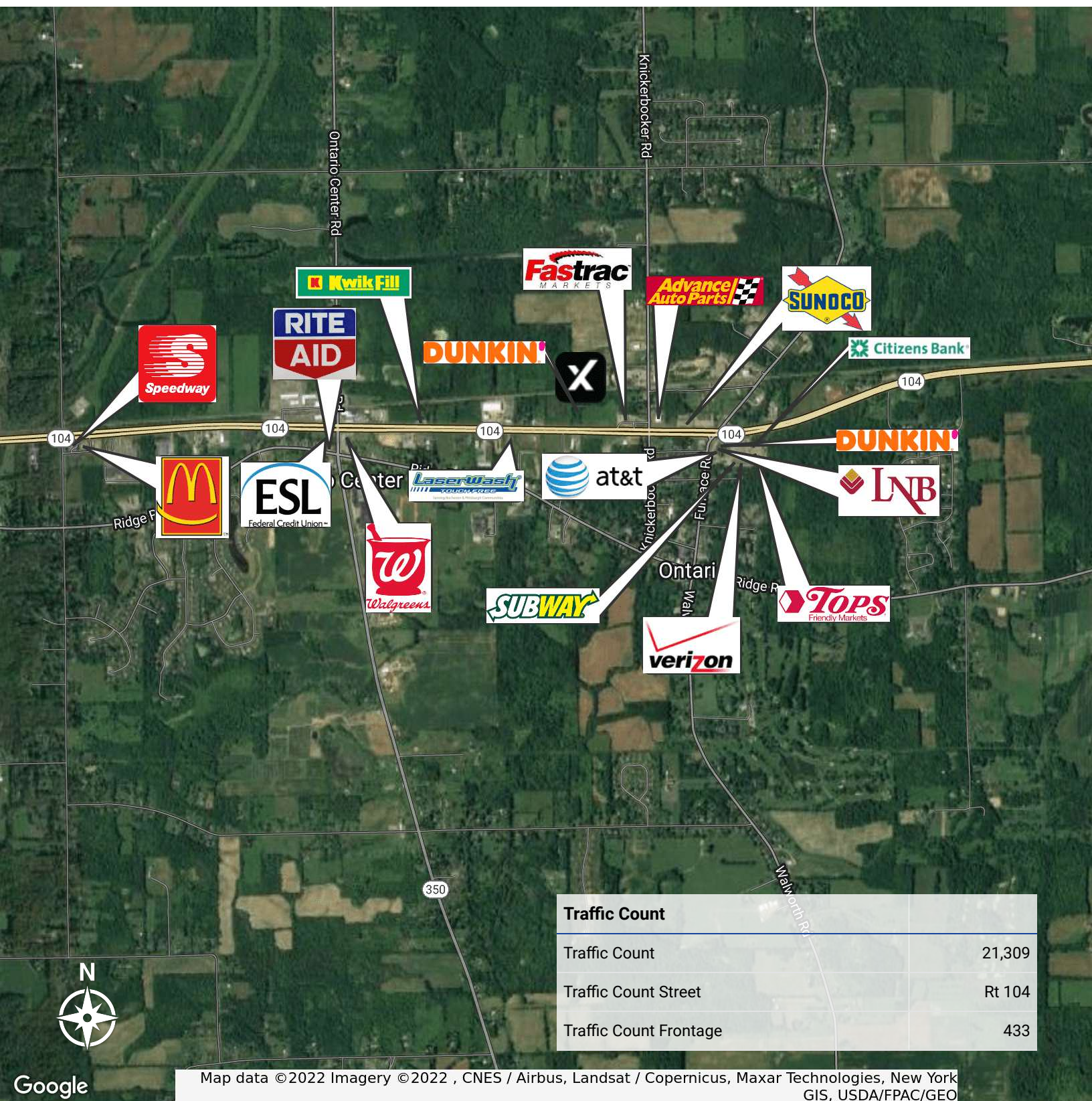
richard.rock7800@gmail.com

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Google

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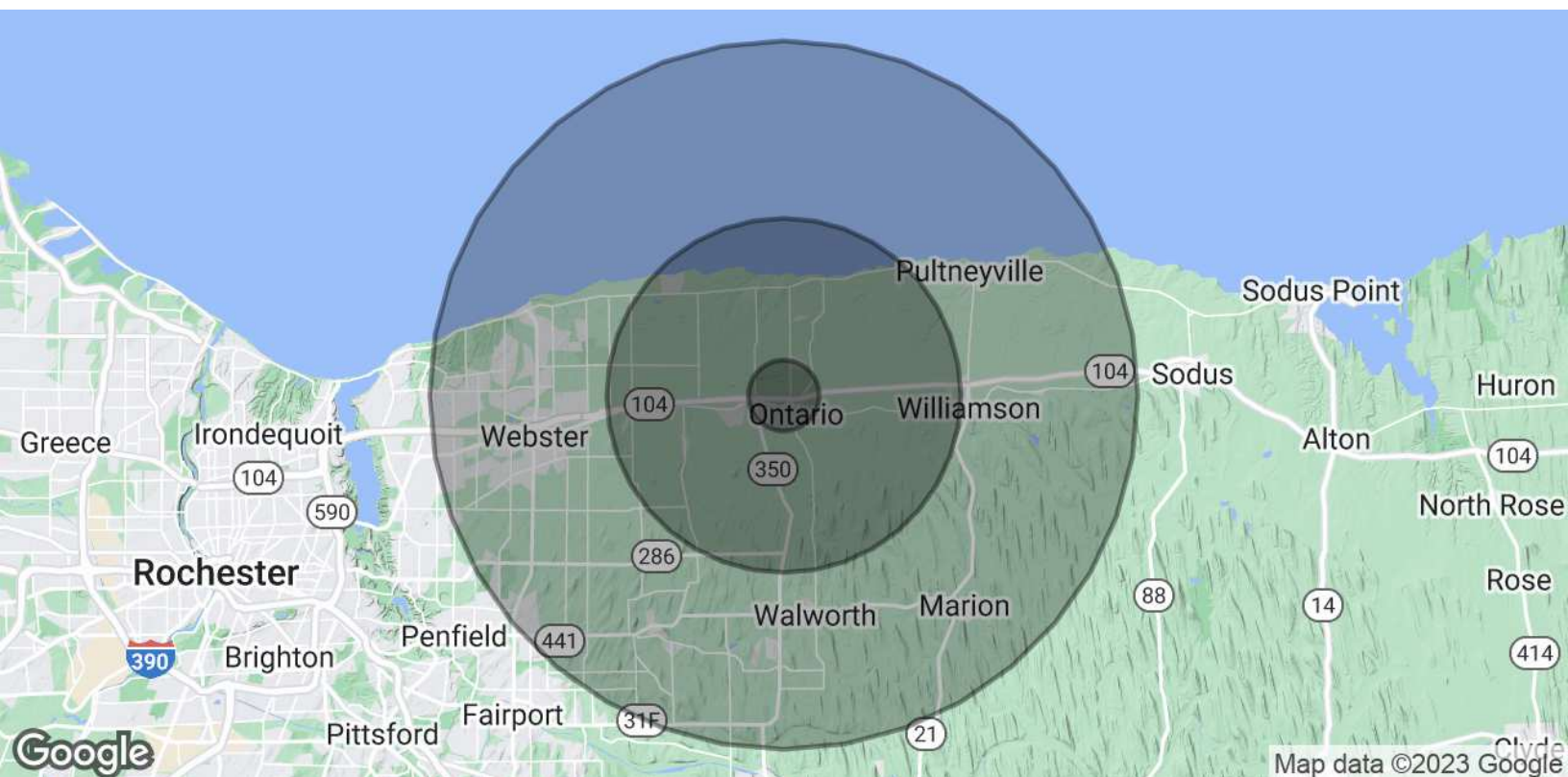
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Population	1 Mile	5 Miles	10 Miles
Total Population	1,116	19,627	72,583
Average Age	39.6	40.1	39.7
Average Age (Male)	38.0	39.3	38.7
Average Age (Female)	40.9	40.9	40.3
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	424	7,255	27,293
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$70,720	\$73,899	\$76,322
Average House Value	\$136,702	\$140,065	\$168,168

* Demographic data derived from 2020 ACS - US Census

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Michael Conroy

Associate Real Estate Broker

C: 585.802.3327

michaelconroyrealty@gmail.com

NY #10301218830



Richard Rock

Associate Real Estate Broker

C: 585.217.7800

richard.rock7800@gmail.com

NY #30R01055945

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585.735.7739

michaelconroyrealty@gmail.com

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