

# 1190 CENTRAL AVE.

1190 CENTRAL AVE., DUNKIRK, NY 14048

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Legacy Commercial Property has commercial real estate available at 1190 CENTRAL AVE in Dunkirk, NY. This well-managed retail or office space has great visibility on the SE corner of Central Ave & Millard Fillmore Dr with 7,199 SF available for lease. The building is in a well-established area with excellent on-site parking, over 40 spaces. The 7,199 SF building sits near the heart of the Dunkirk business district and is ready for its next generation of retail. This property is a well-known retail staple of the Dunkirk community for years and offers landmark recognition & captivating signage. Give our Chautauqua County commercial leasing agents a call at (847) 904-9200 or fill out our contact form to learn more about this available property. This is the perfect opportunity to grow your business' footprint on the SE corner of Central Ave & Millard Fillmore Dr.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	Currently Occupied   Inquire if Interested
Available SF:	
Building Size:	7,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,752	10,706	12,214
Total Population	5,614	23,828	27,034
Average HH Income	\$72,083	\$56,167	\$56,709

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

# 1190 CENTRAL AVE.

1190 CENTRAL AVE., DUNKIRK, NY 14048

ADDITIONAL PHOTOS



Presented By:

**Legacy Commercial Property**

847.904.9200

[info@legacypro.com](mailto:info@legacypro.com)



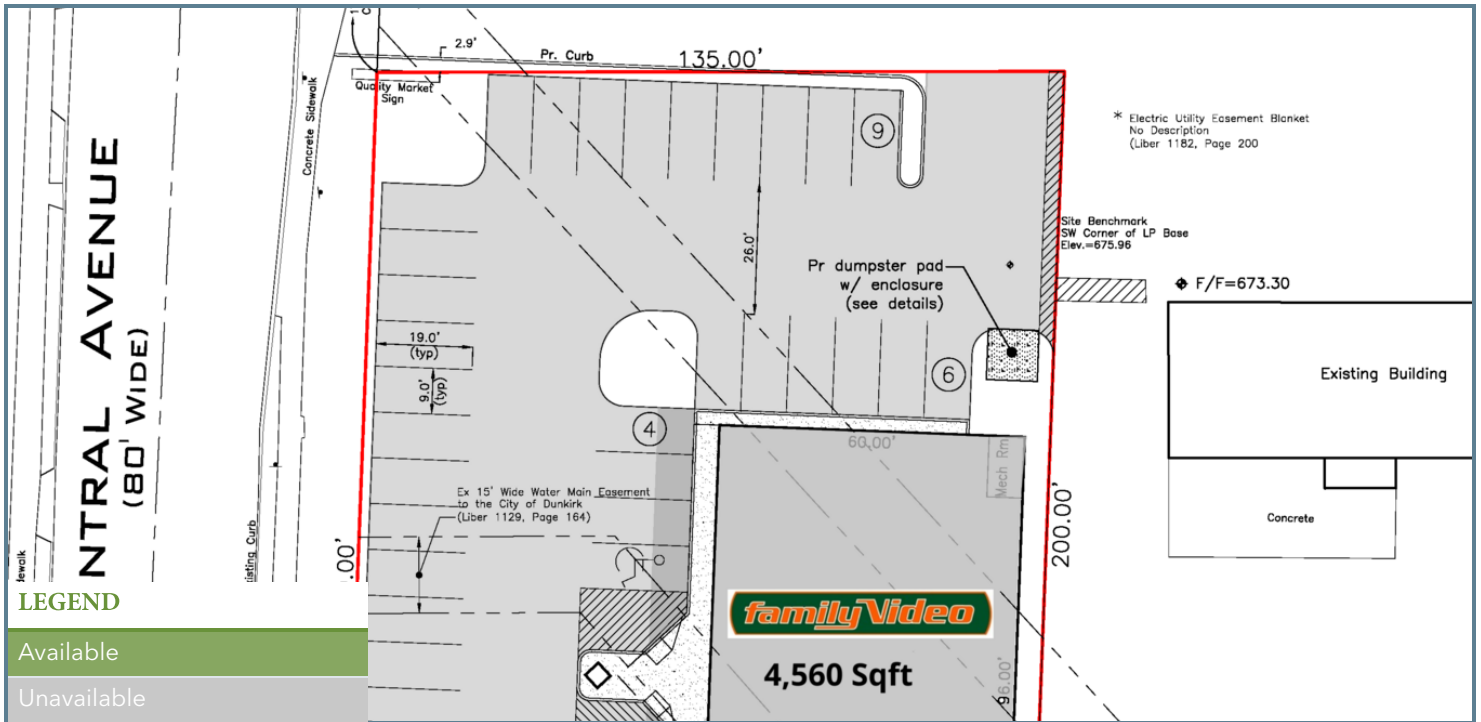
**LEGACY**  
COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>

# 1190 CENTRAL AVE.

1190 CENTRAL AVE., DUNKIRK, NY 14048

## PLANS



## LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Currently Occupied   Inquire if Interested

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1190 CENTRAL AVE;	Dollar General	7,199 SF	NNN	-	-
1190 CENTRAL AVE	ZOOM TAN	1,775 SF	NNN	-	-

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



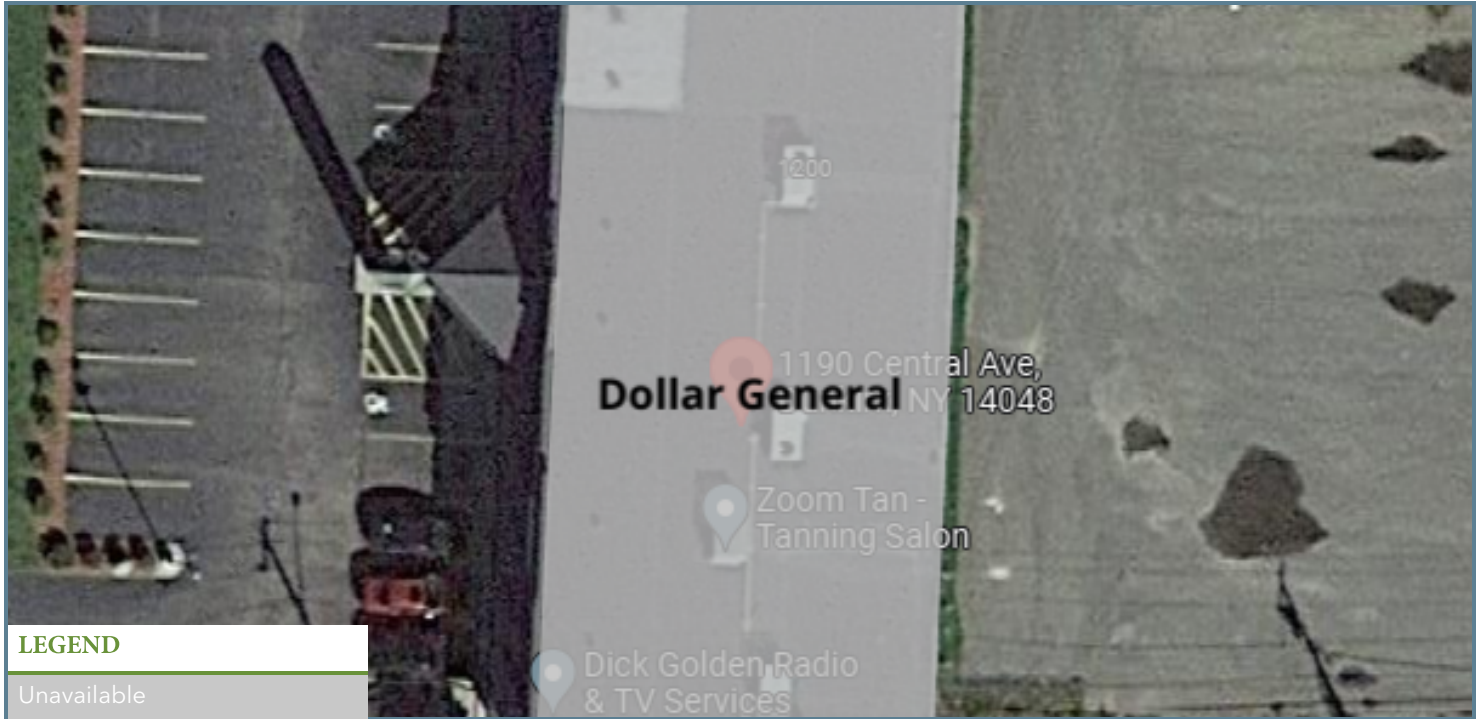
**LEGACY**  
COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>

# 1190 CENTRAL AVE.

1190 CENTRAL AVE., DUNKIRK, NY 14048

PLANS



## LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Currently Occupied   Inquire if Interested

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1190 CENTRAL AVE;	Dollar General	7,199 SF	NNN	-	-

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



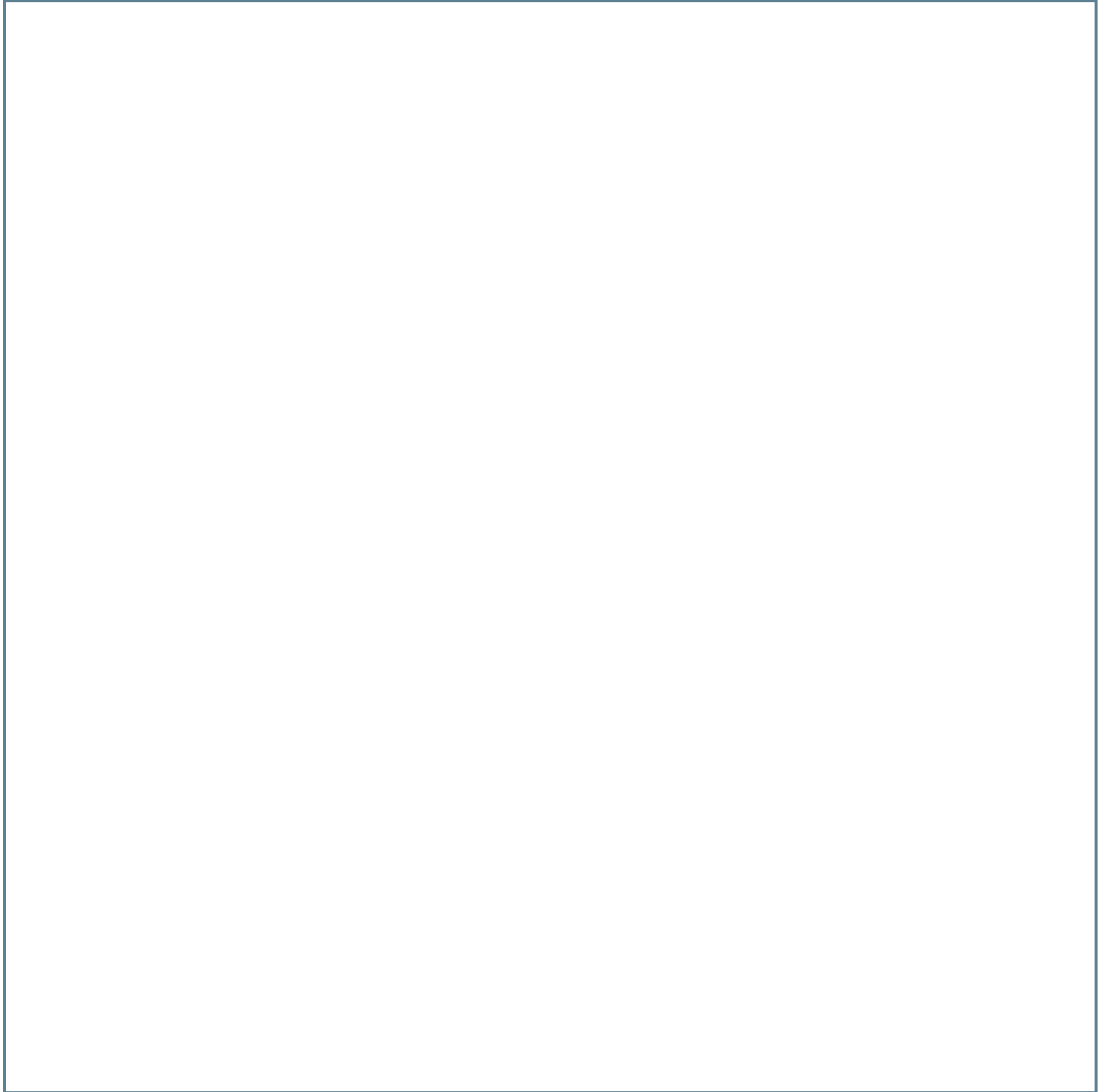
**LEGACY**  
COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>

# 1190 CENTRAL AVE.

1190 CENTRAL AVE., DUNKIRK, NY 14048

RETAILER MAP



Presented By:

**Legacy Commercial Property**

847.904.9200

[info@legacypro.com](mailto:info@legacypro.com)



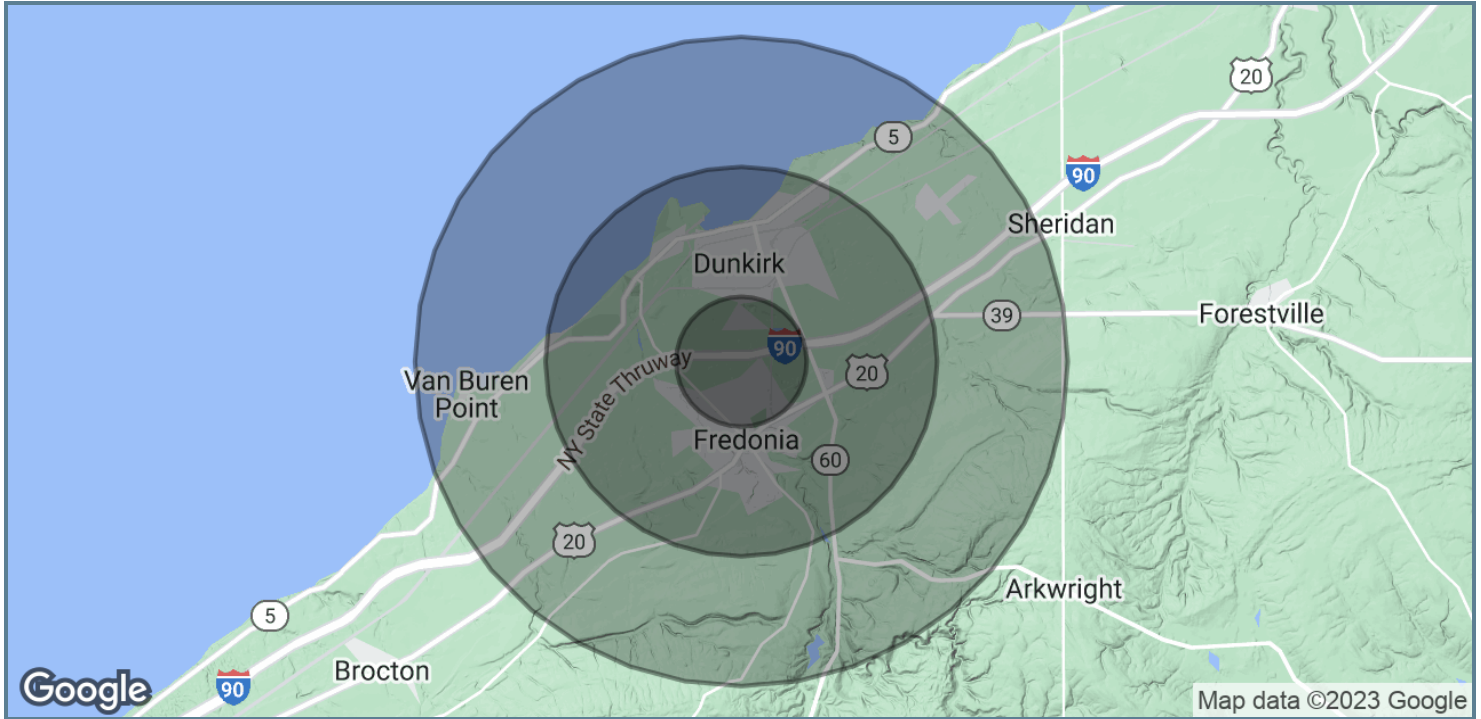
**LEGACY**  
COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>

# 1190 CENTRAL AVE.

1190 CENTRAL AVE., DUNKIRK, NY 14048

## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,614	23,828	27,034
Average Age	34.0	39.8	40.9
Average Age (Male)	33.6	39.2	40.3
Average Age (Female)	37.6	43.1	44.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,752	10,706	12,214
# of Persons per HH	3.2	2.2	2.2
Average HH Income	\$72,083	\$56,167	\$56,709
Average House Value	\$132,427	\$98,892	\$102,030

\* Demographic data derived from 2020 ACS - US Census

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



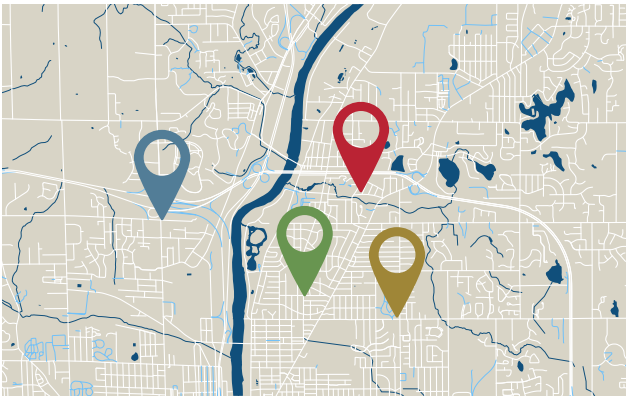
**LEGACY**

COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>

# ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



## RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

## CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



**LEGACY**  
COMMERCIAL PROPERTY

**Chat With a Leasing Agent Today**

847-904-9200  
2500 Lehigh Avenue, Glenview, IL 60026  
[info@legacypro.com](mailto:info@legacypro.com)